

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Zoning Map Amendment 23-24 (Bricks & Beams, LLC)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: October 2, 2023
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: September 20 & 27, 2023 Planning & Development
ATTACHMENTS: A. Staff Report B. Zoning Ordinances	

PURPOSE:

A request by Bricks & Beams, LLC to rezone approximately 6.5 acres from the Light Industrial (LI) District to the Central Business (CB) District. The site is located along the south side of E. Green Drive, between S. Centennial Street and Park Street (313 S. Centennial Street).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its September 26, 2023 public hearing. All members of the Commission were present, except for member Ray Wheatley. 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, Ms. Elizabeth Koonce, attorney with Roberson, Haworth & Reese PLLC, 300 N. Main Street, High Point, spoke in favor of the request. Ms. Koonce provided an overview of her client's proposal to renovate the former Slane Hosiery Mill off S. Centennial Street. The Slane Hosiery facility has relocated to a new site in the southern portion of the city off W. Fairfield Drive. She stated that the reuse of this former industrial building for a market showroom and corporate office uses will be an excellent repurposing of this site. Ms. Koonce concluded by noting that the requested CB District is consistent with the surrounding zoning pattern and with the City's Land Use Plan.

There were no speakers in opposition to this 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 6-0. (vote count based on having one absent member, one vacant seat on the commission, and Mr. Steve Galanti was recused from the case).



2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 6-0 to approve the following statement:

That Zoning Map Amendment 23-24 is consistent with the City's adopted policy guidance because the requested CB District zoning is supported by the Community/Regional Commercial designation of the Land Use Plan and by the site being identified as lying within the Showroom District by the Core City Plan. Furthermore, the request is reasonable and in the public interest because similar properties fronting along this section of S. Centennial Street, classified by the adopted Land Use Plan as Community /Regional Commercial, are zoned as a CB district.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-24
September 26, 2023**

Request	
Applicant: Bricks & Beams, LLC	Owner: Staunton Capital, Inc. <i>(Successor by Merger to Slane Hosiery Mills Inc.)</i>
Zoning Proposal: To rezone approximately 6.5 acres	From: LI Light Industrial District
	To: CB Central Business District
Notices: <ul style="list-style-type: none"> Applicant held a Citizen Information Meeting <i>(Not required, re zoning to a less intensive district)</i> As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing. 	

Site Information	
Location:	The site is located along the south side of E. Green Drive, between S. Centennial Street and Park Street <i>(313 S. Centennial Street)</i> .
Tax Parcel Number:	Guilford County Tax Parcel 171747
Site Acreage:	Approximately 6.5 acres
Current Land Use:	Vacant industrial buildings
Physical Characteristics:	The site has no noteworthy physical features. The western half of the site, fronting S. Centennial Street, is developed with an approximate 151,500 square foot structure. The eastern half of the site consists of parking and undeveloped land.
Water and Sewer Proximity:	There are 4, 6 & 16-inch City water lines and 6 & 8-inch City sewer lines within the abutting public right-of-way's (S. Centennial Street, E. Green Drive, Park Street and E. Russell Avenue).
General Drainage and Watershed:	The site has a level to moderately sloping terrain that generally drains in a easterly direction. Development is subject to the Randleman Lake General Watershed Area – Downtown Area. Development shall not exceed 90 percent built-upon (impervious) area.
Overlay Districts:	<ul style="list-style-type: none"> Core City Area Watershed Overlay (General Watershed Area)

Adjacent Property Zoning and Current Land Use			
North:	I	Institutional District	Guilford County Courthouse Facility
South:	CB	Central Business District	Market Showroom facility
	TO	Transitional Office District	Office use
East:	GB	General Business District	Retail use and City of High Point
	LI	Light Industrial District	warehouse/maintenance facility
West:	CB	Central Business District	Market Showroom and Guilford County Public offices <i>(Tax Office, Register of Deeds, Social Service)</i>

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<p>Goal 4: Make Downtown High Point and its environs a vibrant, diverse and mixed use environment.</p> <p>Goal 6: Keep High Point's economy strong and make it more diversified.</p> <p><u>Obj. 6B:</u> Given the direct economic benefits derived from the High Point Market, as well as the invaluable international recognition it brings to the community, continue efforts to sustain, promote and support the High Point Market.</p>
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	<p>The following objective of the Land Use Plan is relevant to this request:</p> <p>Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.</p>
Relevant Area Plan:	<u>Core City Plan:</u> The site is located within the boundaries of the Core City Plan adopted in 2007 and is identified as being within the Showroom District. The intent of this district is to allow for the growth of future Market showrooms, particularly where vacant and underutilized industrial lands predominate. Since adoption of the Core City Plan, the Central Business (CB) district has been designated as the area where new Market showrooms are allowed by right.
Zoning History:	There has been no recent zoning activity in this area. The abutting market showroom facility along the opposite side of S. Centennial Street was rezoned from the LI District to the CB District in 2009 to support showroom use. Similar rezonings of LI zoned parcels have occurred one-block to the west, along S. Hamilton Street, in the late 1990s and mid-2010s.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	S. Centennial Street	Major Thoroughfare	350 ft.
	E. Green Drive	Major Thoroughfare	520 ft.
	Park Street	Collector Street	660 ft.
	E. Russell Drive	Major Thoroughfare	100 ft.
Vehicular Access:	Via upgrading and use of existing driveways access point to the site from S. Centennial Street, E. Green Drive and park Street.		
Traffic Counts: <i>(Average Daily Trips)</i>	S. Centennial Street	3,500 AADT (2021, NCDOT traffic count)	
	E. Green Drive	3,600 AADT (2021, NCDOT traffic count)	
	Park Street	No NCDOT traffic counts conducted.	
	E. Russell Drive	1,100 AADT (2021, NCDOT traffic count)	
Estimated Trip Generation:	The conversion of this 151,5200 square foot industrial building to a market showroom facility, corporate office, warehousing, furniture retail an possible restaurant is anticipated to generate approximately 1,203 daily trips, with		

	fewer than 130 trips during the peak hours. Daily traffic impacts are anticipated to be significantly less outside of the biannual market events.	
Traffic Impact Analysis (TIA):	Required	
	<u>Yes</u>	<u>No</u> X
	TIA Comments A TIA is not required. This analysis is only required for developments that generate more than 150 trips within the AM or PM peak hours.	

School District Comment
Not applicable to this zoning case.

Details of Proposal

The zoning site is the former location of a longstanding industrial use (Slane Hosiery Mill). This industrial facility closed earlier this year after operating at this location since the 1920s. They have moved their manufacturing operations to their headquarters in south High Point off W. Fairfield Road and have this 6.5 acre parcel under contract to sell to the applicant. The applicant has requested rezoning to support establishing their furniture related corporate headquarters at this location.

The zoning site is part of the showroom district as envisioned and adopted by the Core City Plan. This block forms the eastern most boundary of the showroom district. It was officially designated as part of the showroom district by the Core City Plan because:

- It avoids encroaching into the existing “de facto” downtown along the N. Main Street corridor,
- It avoids well established and viable residential areas to the east.
- It allows for growth of future showrooms in underutilized industrial lands abutting the downtown area and it “rounds out” the showroom fringe areas by creating more definitive boundaries, which will be important to avoiding real estate speculation that discourages beneficial land uses.

The applicant is requesting rezoning from the LI District to the CB District. They proposed to renovate and upgrade the current building to support market showroom activities during the biannual event, have year round furniture related retail, warehousing and distribution of products and corporate offices. Adopted land use policy from the Land Use Plan and Core City Plan supports higher intensity and mix-use development of the CB District at this location. Furthermore, the southern portion of this block and the abutting block to the west are already zoned CB and have existing market showroom uses.

Staff Analysis

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 zoning map amendment is appropriate for its proposed location, and is consistent with the City’s adopted policy guidance.
The requested CB District zoning is supported by the Community/Regional Commercial designation of the Land Use Plan and by the site being identified as lying within the Showroom District by the Core City Plan.

Reasonableness/Public Interest:

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

Similar properties fronting along this section of S. Centennial Street, classified by the adopted Land Use Plan as Community /Regional Commercial, are zoned as a CB district.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 6.5 acre parcel to the CB District. The requested CB District zoning designation is consistent with current land use policy and zoning pattern for this area.

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

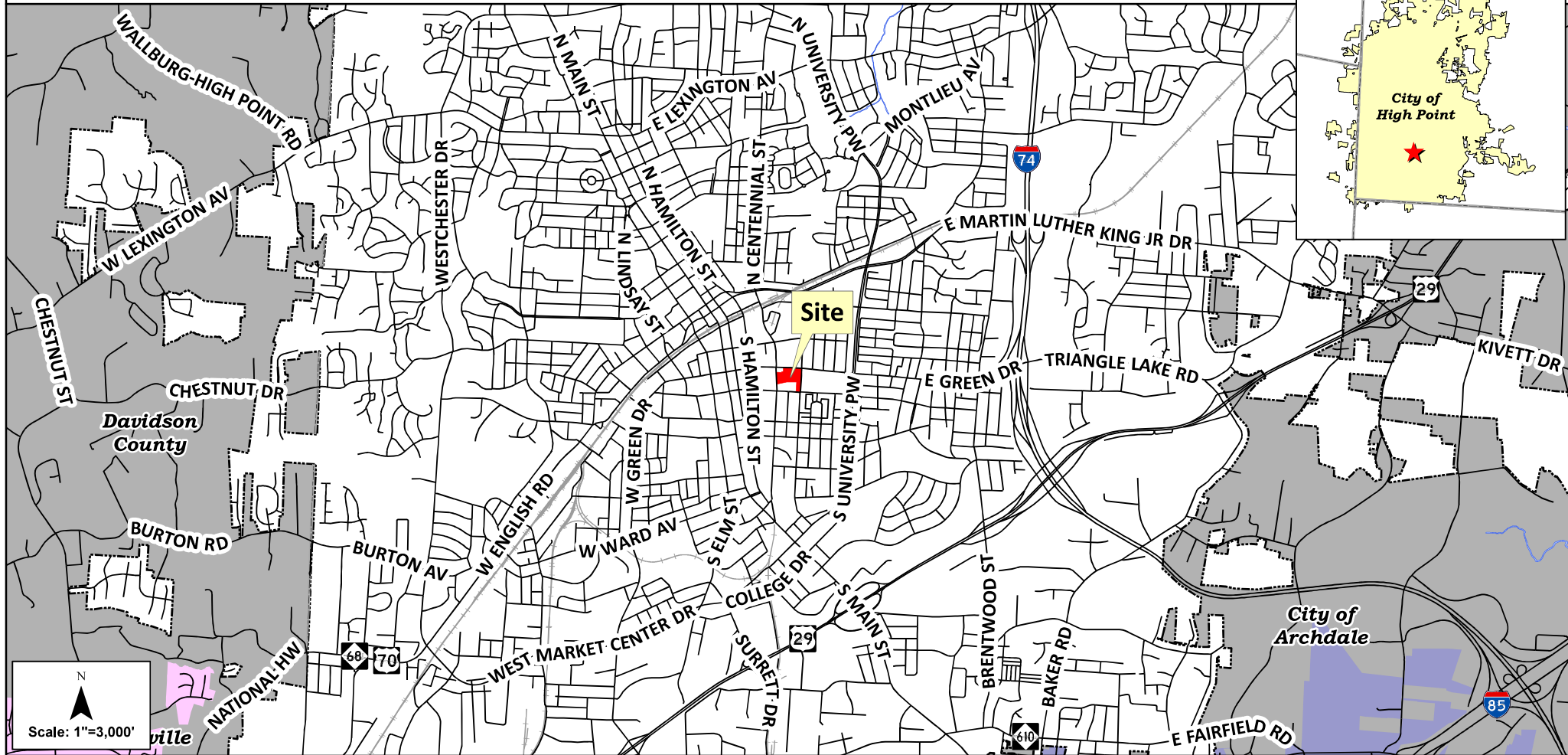
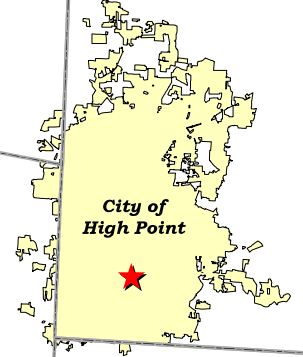
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Sushil Nepal AICP, Planning and Development Director.



LOCATION MAP

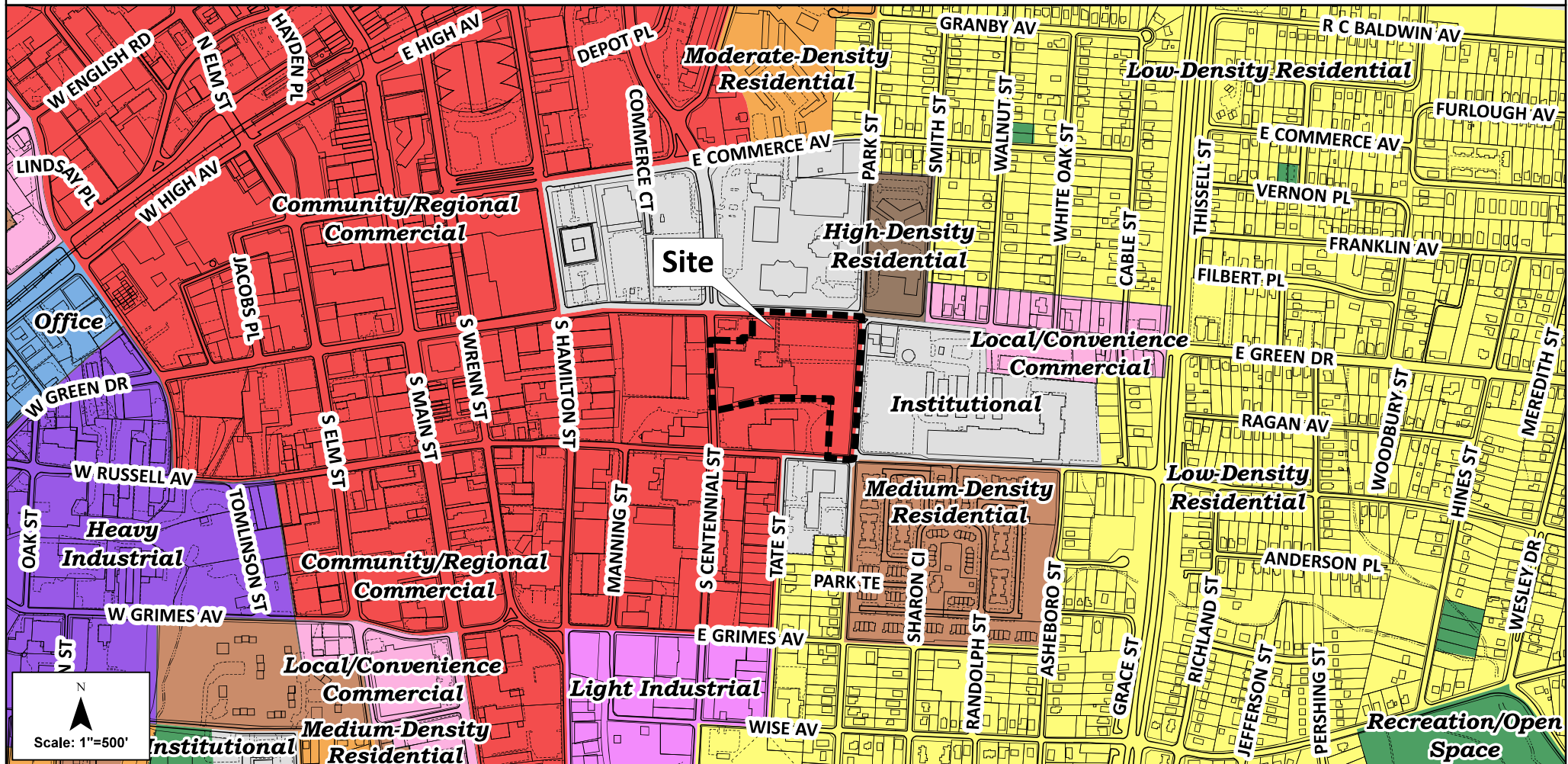
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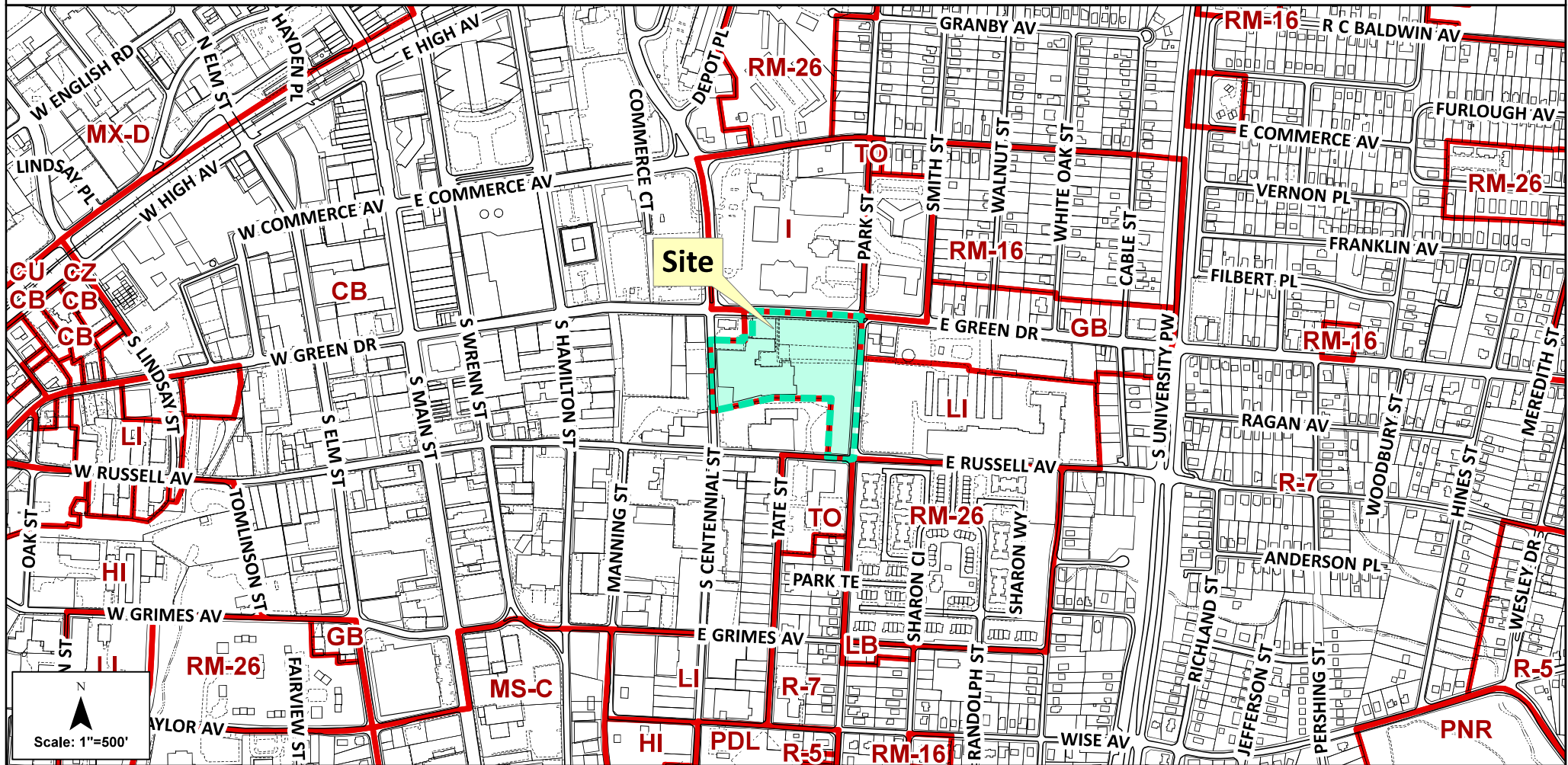
Vicinity Map



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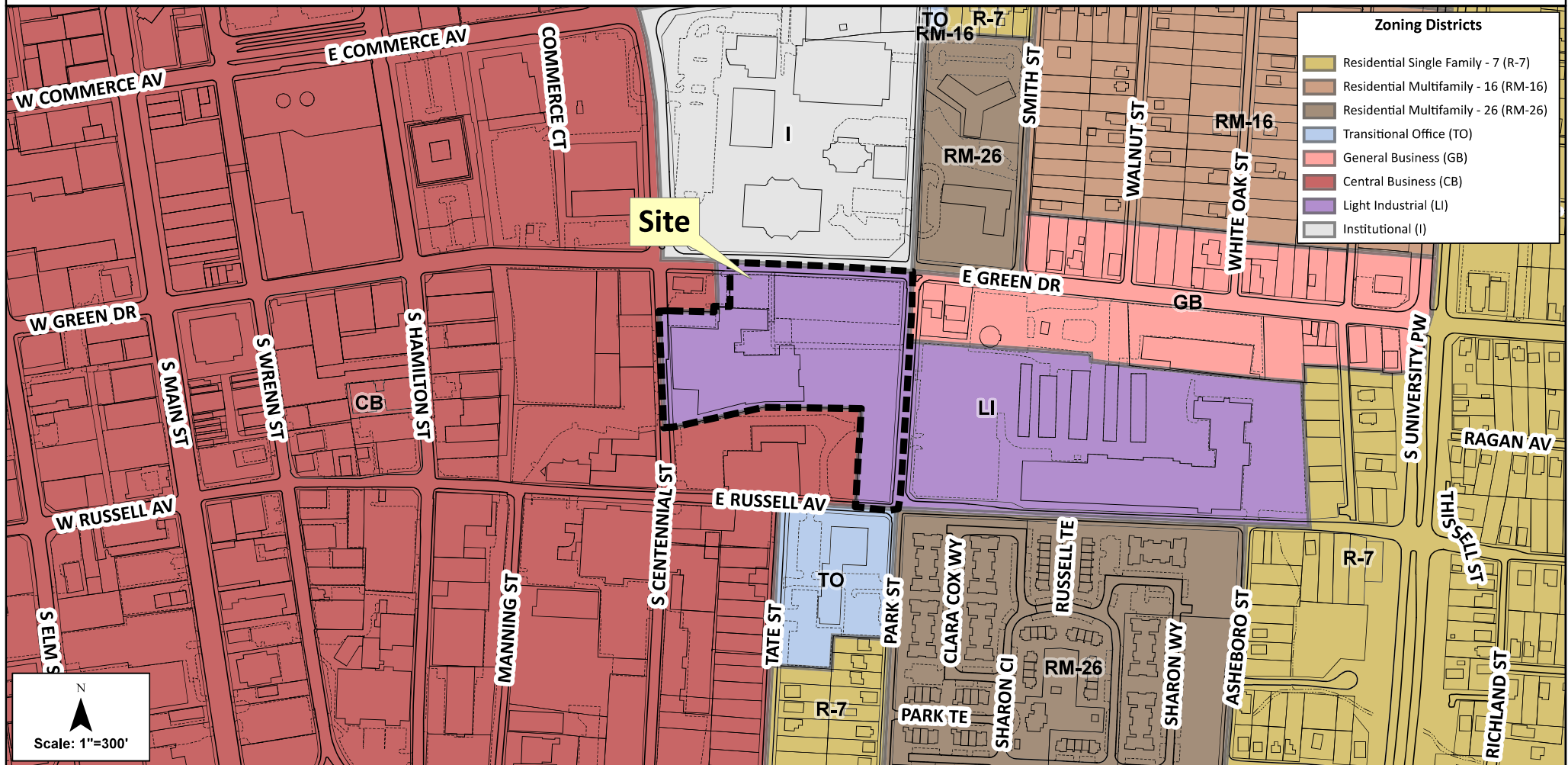
LAND USE PLAN MAP





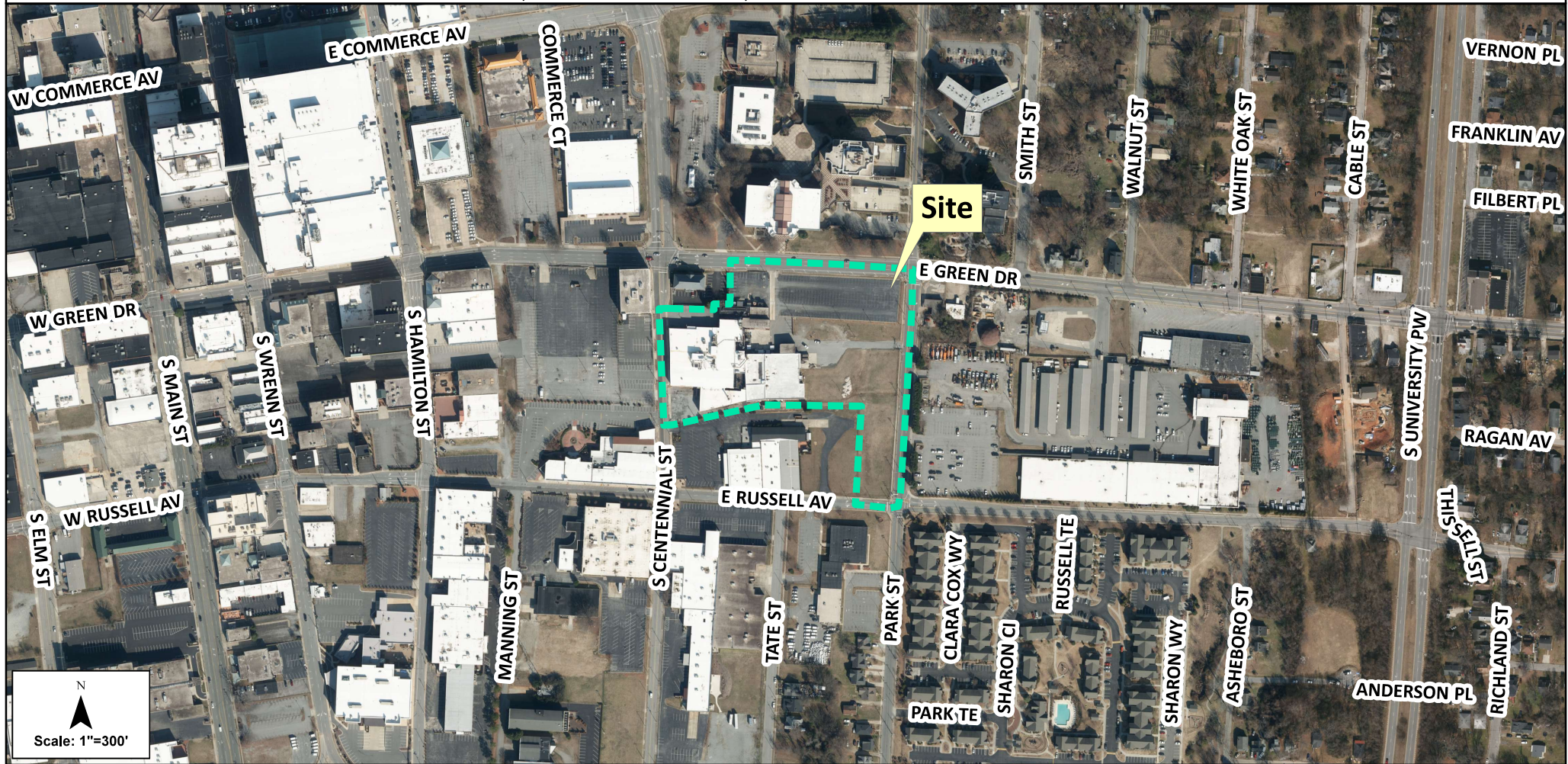
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COLOR-CODED ZONING MAP



ZONING MAP AMENDMENT: ZA-23-24

AERIAL PHOTOGRAPHY (FEB. 2022)



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 September 26, 2023 and before the City Council of the City of High Point on October 2, 2023 regarding **Zoning Map Amendment Case ZA-23-24 (ZA-23-24)** 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 October 16, 2023, for the Planning and Zoning Commission public hearing and on October 20, 2023 and October 27, 2023, 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 **October 2, 2023**.

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: **Central Business (CB) District**. The property is approximately **6.5** acres, located along the south side of E. Green Drive, between S. Centennial Street and Park Street (*313 S. Centennial Street*) The property is also known as Guilford County Tax Parcel 171747.

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 2nd day of **October, 2023**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Sandra R. Keeney, City Clerk