

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Moratorium  
City of High Point

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** February 6, 2017

**Public Hearing:** Yes

**Advertising Date:** January 23 & 30, 2017

**Advertised By:** Planning & Development  
Department

**Attachments:** A. Moratorium Ordinance  
B. Exhibit A - Map  
C. Exhibit B - Schedule

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### PURPOSE:

Consideration of an ordinance that establishes a temporary moratorium on the construction or erection of non-residential buildings with certain metal or vinyl facades within the Central Business District and in the General Business (GB) and Light Industrial (LI) Districts that are located within 1,000 feet of the Central Business District.

### BACKGROUND:

Administration requested staff to draft the moratorium for consideration.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

City Council is requested to adopt the ordinance.

AN ORDINANCE ADOPTING A TEMPORARY MORATORIUM SUSPENDING THE CONSTRUCTION OF CERTAIN METAL AND VINYL BUILDING FACADES IN THE CENTRAL BUSINESS DISTRICT AND IN CERTAIN ADJACENT ZONING DISTRICTS, PURSUANT TO NCGS 160A-381(e).

WHEREAS, the City Council adopted the Core City Plan on February 6, 2007 which established that redevelopment, revitalization and protection of the city's urban core is important public policy; and

WHEREAS, the City Council has implemented many of the Core City Plan recommendations which include adopting special zoning districts with building standards for the Main Street corridor and the Washington Drive area that are immediately adjacent to the Central Business (CB) district; and

WHEREAS, the City Council adopted a new Development Ordinance that went into effect on January 1, 2017 that changed the City's development standards to encourage more urban scale development within the Core City; and

WHEREAS, under the City's guidance a newly formed non-profit corporation named Forward High Point, Inc. was created to transform downtown High Point into an extraordinary and vibrant destination to live, work, study and play; and

WHEREAS, in 2016 the City Council adopted a Strategic Plan to increase the population of active, entrepreneurial and working millennials living in High Point by 25%; achieve 100% proactive enforcement of City codes; and create a downtown catalyst project that produces 500 private sector jobs, 15-20 new restaurants and shops, 250 additional housing units, and create a centralized gathering place; and

WHEREAS, the Connect HP taskforce was formed to connect and engage young professionals in the growth and development of the city and to attract and retain active, entrepreneurial and working young professionals to live, work, play and serve in the city; and

WHEREAS, the City through a technical assistance grant from the Center for Community Progress is implementing a strategy to address the systematic causes of building vacancy and abandonment in the Core City, and

WHEREAS, a feasibility study is underway to create a downtown catalyst project within the Central Business District and areas immediately adjacent thereto; and

WHEREAS, the Central Business District is home to the High Point Market which is the world's largest home furnishings industry trade show that brings more than 75,000 people to High Point every six months with a \$5.39 billion impact within a 75-mile radius of the Central Business District; and

WHEREAS, these City efforts and investments are all intended to redevelop, revitalize and protect the city's urban core, and

WHEREAS, a single incompatible or inconsistent development can change the character of an area and threaten its future or prevent it from developing according to adopted policies, and

WHEREAS, notice of the public hearing was published in the High Point Enterprise on January 23, 2017 and January 30, 2017 for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, a public hearing was held before the City Council of the City of High Point on February 6, 2017 regarding this temporary moratorium; and

WHEREAS, after due consideration the City Council finds that there are problems and conditions that necessitate a temporary moratorium of limited scope and duration on development approvals, and that alternatives to a moratorium have been considered and found to be inadequate;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1. That the existing zoning districts within the defined area shown on Exhibit A presently allow a wide range of exterior materials for building facades which allows building development that is determined to be incompatible with the City's policies for development of the area and which can impact the value of future investments in the area.

SECTION 2. That development submittals have been received and permitted for new buildings with incompatible facade materials in the defined area and there is continued potential for more buildings using these exterior materials to be constructed in the area based upon the amount of new construction occurring in the area.

SECTION 3. That it will take several months to prepare and adopt building standards for the defined area and waiting until these standards are in effect grants too much time for buildings to be permitted and constructed that are contrary to City policies, thereby making it necessary for the City to impose a moratorium on the use of specified exterior materials for building facades in the defined area for a temporary period of time.

SECTION 4. That given the time in which buildings can be permitted in accordance with the existing zoning district standards in the defined area that other available alternatives to a temporary moratorium are not deemed adequate protection for the area.

SECTION 5. That the temporary moratorium shall apply only to parcels of land located within the defined area of the city shown on Exhibit A.

SECTION 6. That the temporary moratorium shall only apply to building permits for the purpose of constructing new non-residential buildings or additions to existing non-

residential buildings with facades that utilize standing seam metal, corrugated metal and similar designed metal exteriors and those facades that utilize vinyl exteriors and that no other building construction would be affected.

SECTION 7. That the temporary moratorium shall cease on June 6, 2017 for the defined area or when the City Council amends the Development Ordinance to establish zoning standards for the area that address the problems and conditions stated herein, whichever occurs first.

SECTION 8. That it is determined to be reasonably necessary to impose the temporary moratorium until June 6, 2017 in order to undertake the actions needed to address the problems and conditions stated herein, which include drafting zoning standards, allowing public review of those proposed standards, conducting public hearings and allowing for consideration by the Planning & Zoning Commission and City Council as required by law.

SECTION 9. That the schedule of actions shown on Exhibit B are to be undertaken by the City during the duration of this temporary moratorium in order to address the problems and conditions stated herein.

SECTION 10. That this ordinance shall become effective upon the date of adoption.

Adopted this \_\_\_\_ day of February, 2017

Lisa B. Vierling, City Clerk

**EXHIBIT B****2017 Temporary Moratorium for Metal and Vinyl Buildings in the  
Central Business District (CB)****Tentative Schedule**

	<b>FEB</b>	<b>MARCH</b>	<b>APRIL</b>	<b>MAY</b>
District Standards Development				
Public Review & Notification				
Planning & Zoning Commission				
City Council				

# EXHIBIT A

## Moratorium Area

### Legend

 Moratorium Boundary

DATE: JANUARY 26, 2017

