

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Text Amendment 18-05  
(City of High Point)

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

**Meeting Date:** February 4, 2019

**Public Hearing:** Yes

**Advertising Date:** January 24, 2019, and  
January 30, 2019

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Text Amendment Ordinance

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### PURPOSE:

A request by the Planning and Development Department to amend Table 4.1.9 (Principal Use Table) and Section 4.3.5.B (Industrial Use Standards for Manufacturing and Production Use) of the Development Ordinance to add Minor Manufacturing to the Mixed-Use (MX) District with use standards.

### BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request, as outlined in the attached staff report.
- B. On January 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Text Amendment 18-05. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

### **City of High Point**

### **Text Amendment 18-05**

At its January 22, 2019 public hearing, the Planning and Zoning Commission reviewed a text amendment request to allow Minor Manufacturing in the Mixed-Use (MX) District with use standards. All members of the Commission were present except for Mr. Ozzie Hough and Ms. Angela McGill. Ms. Heidi Galanti, Planning Services Administrator, presented the text amendment and recommended approval as outlined in the staff report.

### **Speaking on the request:**

Speaking in favor of the request was Mr. Tom Van Dessel, 1011 Wickliff Avenue, High Point, who stated that this would allow him to reuse buildings in the Washington Street and Downtown Mixed-Use Districts.

### **Planning & Zoning Commission Action**

#### **Consistency & Reasonableness Statements**

The Commission stated that the Community Growth Vision Statement supports making downtown a vibrant, diverse mix of uses; the Land Use Plan supports revitalization of the City's older neighborhoods; the Core City Plan and the Washington Drive District Plan call for the reuse of existing buildings; and the Downtown Mixed-Use Area Plan calls for private investments in the area. Furthermore, the Commission stated that the request is reasonable and in the public interest because it protects existing and future investments, and the amendment is user-friendly and manageable.

The Planning & Zoning Commission adopted these statements by a vote of 6-0.

### **Text Amendment**

The Commission recommended *approval* of Text Amendment 18-05, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT  
TEXT AMENDMENT 18-05  
January 22, 2019**

Request	
<b>Applicant:</b> City of High Point Planning & Development Department	<b>Affected Ordinance Sections:</b> Table 4.1.9 Principal Use Table; and Section 4.3.5 Industrial Uses Manufacturing and Production Use Standards
<b>Proposal:</b> Amend the Development Ordinance to add Minor Manufacturing to the Mixed Use (MX) District with some use standards.	

**Background**

The Mixed-Use (MX) District was first established in 2008 on Washington Street (MX-W) as recommended by the Core City Plan. The purpose of the district is to establish compact, pedestrian-oriented, mixed-use development and redevelopment at key locations in the Core City. In 2017, the City Council adopted the Mixed-Use Downtown (MX-D) District as recommended by the Downtown Mixed-Use Area Plan to support the growth and redevelopment of the area in and around the proposed multi-use stadium. In August of this year, the City received a technical assistance grant from Smart Growth America to support local efforts to use small-scale manufacturing to create economic opportunity. The technical assistance team will come to High Point in February 2019 to provide guidance on how the City can integrate small-scale manufacturing spaces into urban redevelopment efforts.

Small-scale manufacturing, which generally includes entrepreneurial, specialized, and boutique-style manufacturing operations, has emerged as a powerful way to tie opportunity to place, and to fill a key missing piece in today's local economic development and neighborhood revitalization toolbox. This economic trend is diversifying the manufacturing sector and encouraging more small-scale manufacturing in downtowns and neighborhood centers to create a more resilient and inclusive small business environment. Technological and economic changes have led to a surge in small-scale manufacturing and the growth of the maker economy.

Recently, the City was approached by an individual that has expressed an interest in creating small-scale manufacturing spaces in the MX-D and MX-W districts. Currently, this specific use is not a defined use in the ordinance and the closest use, minor manufacturing, is not permitted in the Mixed-Use District.

## Details of Proposal

The detailed text amendment is attached to this report. The following is a summary of the proposed text amendment:

- Section 1: Table 4.1.9 Principal Use Table – Add Minor Manufacturing as a permitted use in the MX district.
- Section 2: Section 4.3.5.B. Manufacturing and Production – Add use standards for Minor Manufacturing in the MX District.

## Analysis

Prior to the establishment of the Mixed-Use Downtown (MX-D) District, a small portion of the MX-D area included a Light Industrial (LI) District that permitted minor manufacturing. Minor manufacturing is defined as:

“Uses that involve indoor processing or assembly of finished or partially finished goods and do not require large stockpiles of raw material. Processing and storage activities take place within enclosed buildings, which limit the creation of noise, vibration, dust, glare, heat, odor, and smoke. Minor manufacturing examples include production or repair of small electronic parts and equipment; sewing or assembly of textiles into consumer products; computer and electronics assembly; furniture assembly; and the assembly of pre-fabricated parts.”

This use is currently the closest use to small-scale manufacturing.

The text amendment outlines a small area within the MX-D District to allow minor manufacturing. The Mixed-Use Washington Street (MX-W) District is a small district that consists of approximately four blocks and the text amendment would allow minor manufacturing anywhere within the MX-W District. In all MX Districts, minor manufacturing would only be permitted through the reuse of an existing building.

Therefore, the text amendment proposes to allow minor manufacturing in a limited fashion, through the requirement to reuse an existing building and by allowing it in a limited area until there is a better way of defining and allowing small-scale manufacturing in an urban setting.

### **Consistency with Adopted Policy Guidance:**

**Whether and the extent to which the proposed text amendment is appropriate and is consistent with the City’s adopted policy guidance.**

**The Community Growth Vision Statement supports making downtown a vibrant, diverse mix of uses; the Land Use Plan supports revitalization of the City’s older neighborhoods; the Core City Plan and the Washington Drive District Plan call for the reuse of existing buildings; and the Downtown Mixed-Use Area Plan calls for private investment in the area.**

**Reasonableness/Public Interest:**

**Whether an approval of the proposed text amendment is reasonable and in the public interest.**

**The amendments protect existing and future investments, and they are user-friendly and manageable.**

**Recommendation**

**Staff recommends approval.**

**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 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 Analysis section of this report or by adopting its own statement.

**Report Preparation**

This report was prepared by Planning and Development Department staff member Heidi H. Galanti, AICP and reviewed by G. Lee Burnette AICP, Director.

AN ORDINANCE AMENDING THE CITY OF HIGH POINT 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; and

**WHEREAS**, public hearings were held before the Planning and Zoning Commission on January 22, 2019 and before the City Council on February 4, 2019 regarding **Text Amendment 18-05**; and

**WHEREAS**, notice of the public hearings was published in the High Point Enterprise on January 9, 2019 for the Planning and Zoning Commission public hearing and on January 23, 2019 and January 30, 2019 for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina.

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

**SECTION 1.**

Amend Table 4.1.9 Principal Use Table as follows:

USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	EC	LI	HI	AGR	I	PNR	MS	MX	Additional Standards	
	Residential						Business								Special							
														P	P	P						P
Manufacturing, minor														P	P	P					P	<u>4.3.5.B.2</u>

**SECTION 2.**

Amend Use Standards Section 4.3.5.B. Manufacturing and Production as follows:

**2. Manufacturing, Minor**

**In order to reuse existing buildings in the Core City in accordance with the City’s adopted policy guidance, minor manufacturing uses are permitted in the MX district, subject to the following standards:**

- (a) **The new use must reuse an existing building or buildings;**
- (b) **In the MX-D district the building must located in the area bounded by North Lindsay Street, Lindsay Place, West Martin Luther King Jr. Drive, Virginia Place, and West English Road;**

**SECTION 3.**

Exhibit A (attached) is an illustration of the area described in Section 2.

**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.**

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 adoption.

**Adopted by the City Council  
City of High Point, North Carolina  
The 4<sup>th</sup> day of February 2019**

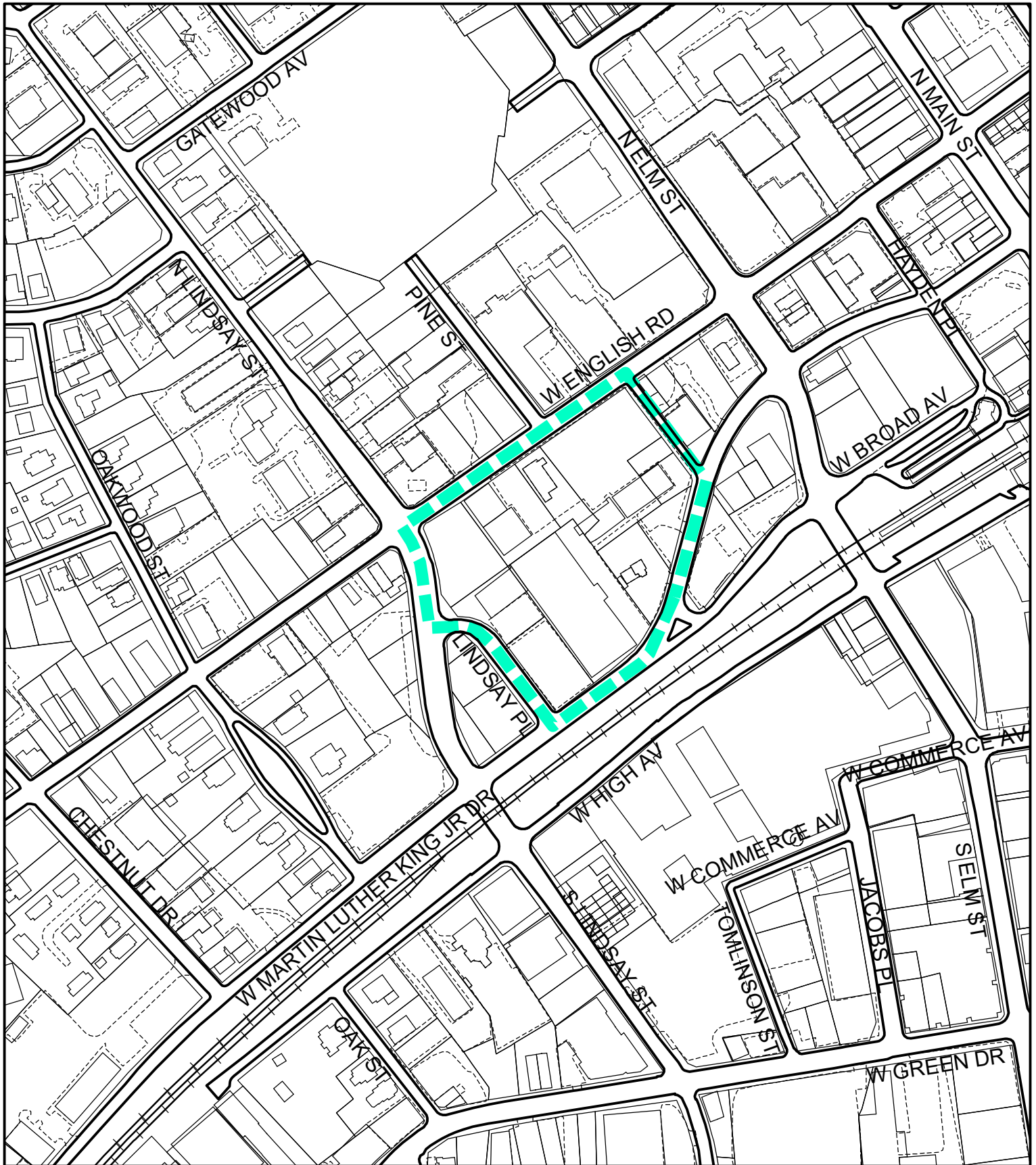
**By:** \_\_\_\_\_

**Jay W. Wagner, Mayor**

**ATTEST:**

\_\_\_\_\_

**Lisa B. Vierling, City Clerk**



**TEXT AMENDMENT: TA-18-05**  
**(Exhibit A)**

**Minor Manufacturing Boundary**



**Planning & Development  
Department**  
**City of High Point**



**Scale: 1"=300'**  
G:/Planning/Secure/  
BAC/2018/TA/ta18-05