

CITY OF HIGH POINT

AGENDA ITEM



Title: **Plan Amendment 21-07**
(High Point Land Investment, LLC)

From: Heidi H. Galanti, Planning Services
Administrator

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 3, 2021, and
November 10, 2021

Attachments: A. Staff Report
B. Land Use Plan Resolution

Advertised By: Planning & Development

PURPOSE:

A request by High Point Land Investment, LLC. to change the Land Use Map designation for approximately 19 acres from the Light Industrial classification to the Heavy Industrial classification. The site is located at the northern terminus of Alleghany Street and south of Durand Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their October 26, 2021 public hearing. All members of the Commission were present. Ms. Heidi Galanti, Planning Services Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Tom Terrell, Fox Rothschild LLP, 529 W Parkway Ave., High Point, spoke in favor of the request.

There were no public comments regarding 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

The Planning and Zoning Commission recommended ***approval*** of this request, as recommended by staff, by a vote of 9-0.

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

**STAFF REPORT
PLAN AMENDMENT 21-07
October 26, 2021**

Requests		
Applicant: High Point Land Investment, LLC	Owner: Blue Skye Holdings, LLC	
Plan Amendment Proposal: To change the future land use classification for approximately 19 acres to the Heavy Industrial land use classification.	From:	Light Industrial
	To:	Heavy Industrial

Site Information	
Location:	The site lies at the northern terminus of Alleghany Street
Acreage:	19 acres
Current Land Use:	Undeveloped

Adjacent Property Current Land Use	
North:	US 29
South:	Industrial and Warehouse
East:	Single-family residential and undeveloped
West:	Single-family residential and undeveloped

Adjacent Land Use Plan Designations	
North:	Recreation/Open Space
South:	Light Industrial
East:	Light Industrial
West:	Recreation/Open Space and Light Industrial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Light Industrial: Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.
Proposed Designation:	Heavy Industrial: This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan(s): <i>Business Interstate 85 Corridor Plan</i>	This request is neither consistent or inconsistent with the goals and objectives of the Business Interstate 85 Corridor Plan.
LUPA History:	This area was designated as Heavy Industrial in the mid-1980s and in 2000 when the Land Use Plan was rewritten this area was designated as Light Industrial.

Details of Proposal

Summary of Land Use Plan Amendment Request:

The applicant is requesting a Land Use Plan amendment from Light Industrial to Heavy Industrial to allow for the construction of an asphalt and concrete plant that will be accessed off the end of Alleghany Street through an existing industrial park. The site is located in the southeast quadrant of the intersection of I-74 and US 29.

Staff Analysis

In the late 1990s and early 2000s an industrial park was created along Alleghany Street and Lorraine Avenue. This parcel has remained undeveloped. The site is constrained by a stream and a 72-foot utility easement on the northern half of the property, and a 200-foot Duke Power utility easement on the southeastern portion of the property. These constraints limit the development to the middle portion of the property. Therefore, the plan amendment consists of 19 acres and is limited to the approximate area where the property can be developed.

Recommendation

Staff Recommends (Approval):

Staff recommends approval of the request to change the land use designation for approximately 19 acres to the Heavy Industrial land use classification. Due to the constraints on the site, and the adjacent industrial uses and I-74 and US 29 highway the land use classification will be in harmony with the land use pattern of the surrounding area.

Report Preparation

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Services Administrator, and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

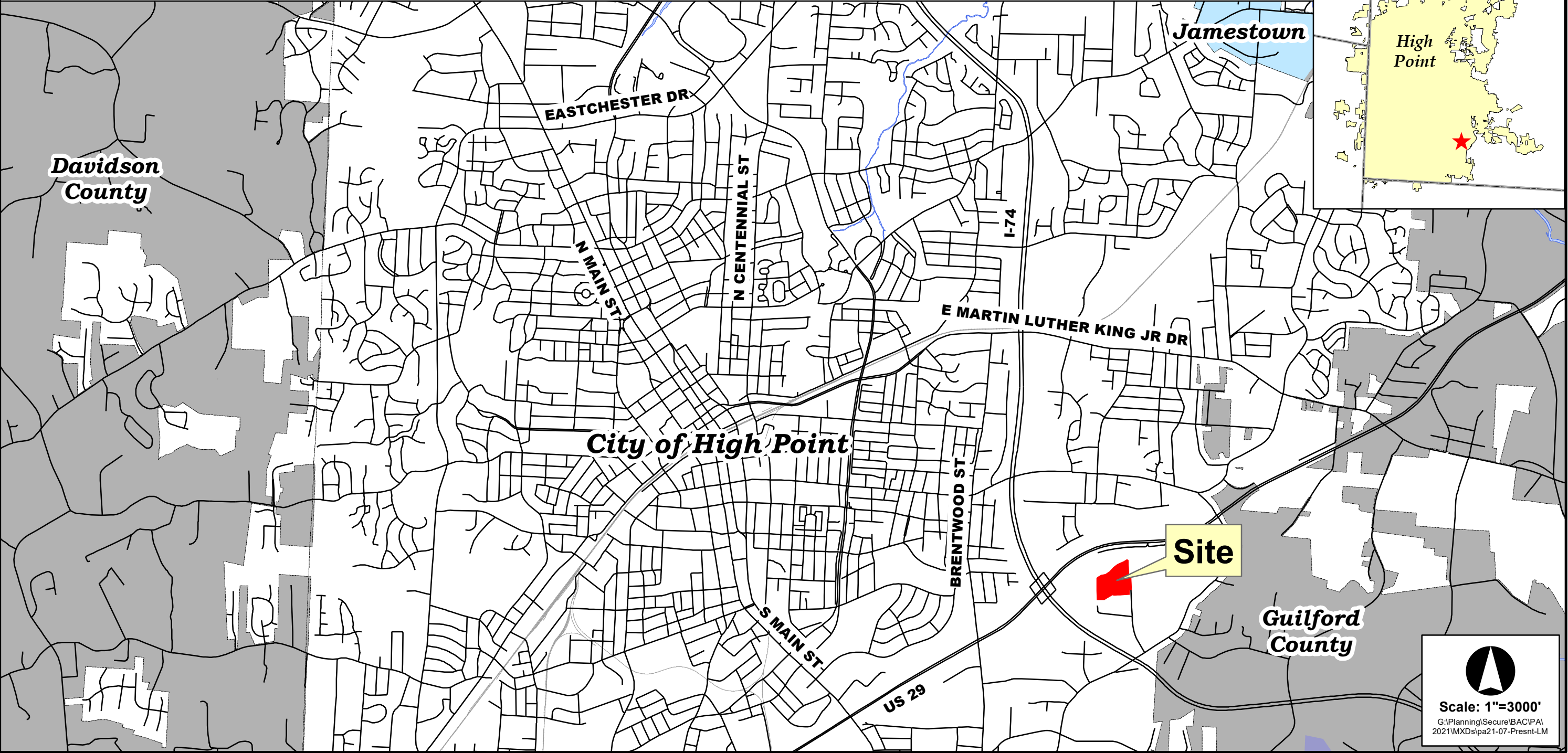
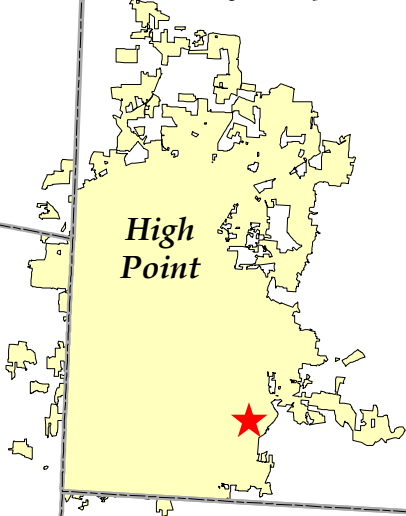
List of Attachments:

Land Use Map

LOCATION MAP

PLAN AMENDMENT: PA-21-07
Applicant: High Point Land Investment, LLC

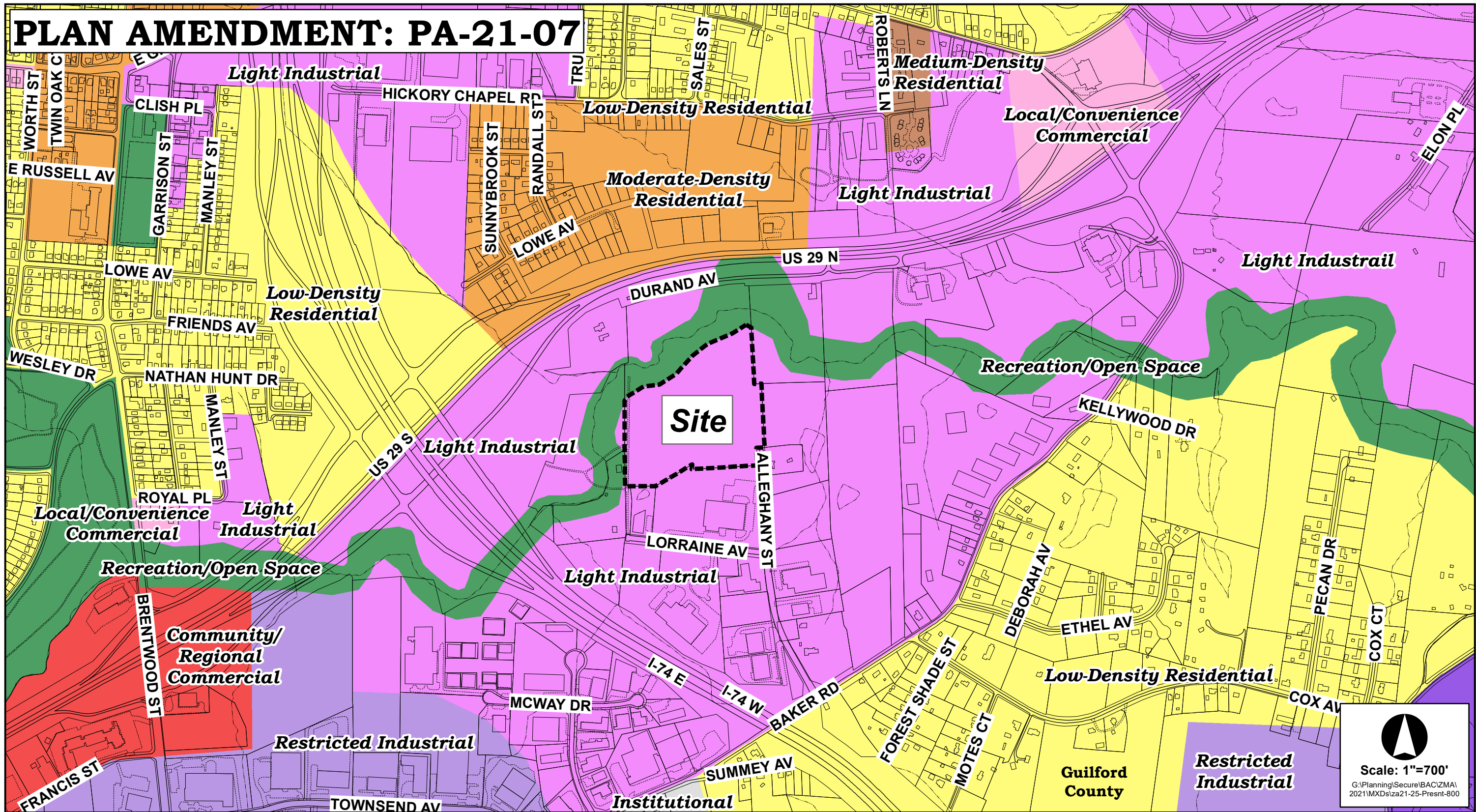
Vicinity Map



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PLAN AMENDMENT: PA-21-07



A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on October 26, 2021 and before the City Council of the City of High Point on November 15, 2021, regarding this proposed amendment (PA 21-07) to said *Land Use Plan for the High Point Planning Area*.

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

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 19 acres (as shown on the attached map) from Light Industrial to Heavy Industrial.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

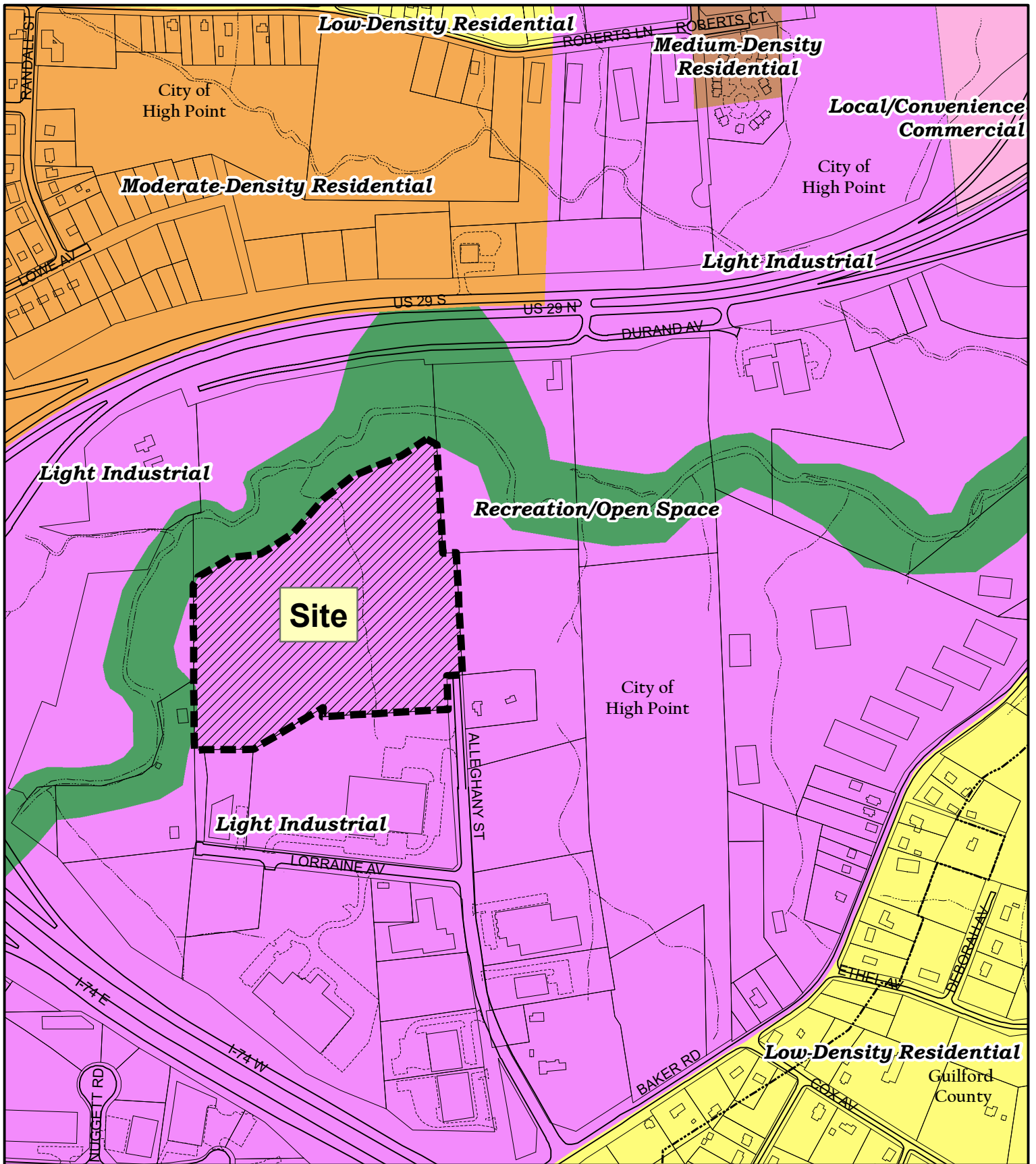
Adopted by City Council
City of High Point, North Carolina
The 15th day of November 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



PLAN AMENDMENT: PA-21-07

From: Light Industrial
To: Heavy Industrial

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'
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 PA/2021/MXD/pa21-09-NM