



City of High Point

Meeting Agenda

City Council

Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

Cyril Jefferson, Mayor
Michael Holmes, Mayor Pro Tempore (Ward 6),
Britt W. Moore (At Large), Amanda Cook (At Large),
Vickie M. McKiver (Ward 1), Tyrone Johnson (Ward 2),
Monica L. Peters (Ward 3), Dr. Patrick Harman (Ward 4), and Tim Andrew (Ward 5)

Monday, January 13, 2025

4:00 PM

Council Chambers

CALL TO ORDER, ROLL CALL

ADOPTION OF AGENDA

PRESENTATION OF ITEMS

- C-1)** 2025-023 **Summary of Senate Bill 166 Changes and Impacts**
Staff will provide an overview and summary of Senate Bill 166 (2024 Building Code Regulatory Reform) and its impact on city operations and policy.
- C-2)** 2025-019 **Southwest Mill District Presentation**
Staff will provide a presentation on the proposed Southwest Mill District and the impact of SL 2024-57.
- C-3)** 2025-022 **Closed Session- Acquisition of Real Property**
Closed Session Pursuant to N.C. General Statute §143-318.11(a)(5) for acquisition of real property.

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE:

Summary of Senate Bill 166 Changes and Impacts

FROM:

Damon Dequenne, Assistant City Manager, 1/13/2025
Reggie Hucks, Director of Inspections

MEETING DATE:

PUBLIC HEARING:

No

ADVERTISED DATE/BY:

N/A

ATTACHMENTS:

1. Presentation - SB 166
-

PURPOSE: Staff will provide an overview and summary of Senate Bill 166 (2024 Building Code Regulatory Reform) and its impact on city operations and policy.

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDED ACTION REQUESTED: For Information Only.

Senate Bill (SB) 166

2024 Building Code Regulatory Reform



● Reggie Hucks
● Inspection Services
● Director

Damon Dequenne
Assistant City Manager

January 13, 2024

SB 166 History

- Omnibus Bill
 - Building Code Changes
 - Land Use Planning Changes
- Sought by Home-Building Industry
- North Carolina League of Municipalities (NCLM)
 - Worked with municipalities and legislators on content
- Upon passage was vetoed by Governor
- Veto overridden week of Sept. 9th, 2024



Changes and Impacts

- **Change – Utilities**

- Prohibits a local government from requiring an existing customer to install a backflow preventer unless a hazard determination is made by the utility or the state.

- **Impact**

- **No impact** - Required if a hazard is determined and if the system is being installed as a new or repairs trigger plumbing inspections to be involved.



Changes and Impacts

- **Change – Building Plan Review**
 - Requires local governments to perform initial residential building plan review concurrently with other state, federal, and local development review processes. Also imposes a refund for a portion of permit application fees for those not initially reviewed within 20 business days
- **Impact**
 - **No impact** – City performs concurrent review with a 3 – 5 day completion.



Changes and Impacts

- **Change – Certificate of Occupancy**
 - Clarifies a local government may not withhold a building permit or certificate of occupancy for development improvements not yet completed, unless determined to be a public safety issue. The section also clarifies that public safety issues do not include landscaping or street lighting.
- **Impact**
 - **No impact** – City already complies.

Certificate of Occupancy Office of the Building Official	
Property Address:	Stipulations, Conditions, Variances:
Approved As: (For Existing Condition (No Change) New Structure Alteration Change of Occupancy Temporary Occupancy	
Use Group:	Occupancy Description:
Primary:	
Accessory:	
Accessory:	
Mixed Use:	
Attached Floor Plan dated _____ indicates all floor areas are approved and design occupancy loads.	This Certificate represents an approval that is valid only when the building and its facilities are used as stated and in accordance with all building systems being maintained and tested in accordance with the applicable _____ Board of Building Standards rules and applicable equipment or system schedules. This certifies conformance with Chapters 1901 and 1902 of the Revised Code and the applicable provisions of the rules of the _____ Board of Building Standards.
Construction Type:	Plan Approval Application # _____
Fire Sprinkler System:	Approval pursuant to the following editions of _____
☐ N/A ☐ Required ☐ Non-Required	_____ (IBC) _____ (IBC) _____ (IBC)
System Type:	Location:

Changes and Impacts

- **Change – Curb and Gutter Design**
 - Prohibits local governments from requiring curb and gutter design standards beyond those adopted by NC DOT for subdivision roads.
- **Impact**
 - **No impact** – City does not have curb and gutter standards that exceed NCDOT standards for subdivision roads.



Changes and Impacts

- **Change – Sidewalks**

- Prohibits cities from requiring a developer to construct sidewalks for small residential subdivisions located in municipal extra-territorial jurisdictions (ETJ's), unless the city accepts long-term maintenance of the pedestrian facilities.

- **Impact**

- The City does not maintain pedestrian facilities outside the City Limits. Most subdivisions would be required to annex.
May warrant a text amendment to the UDO.



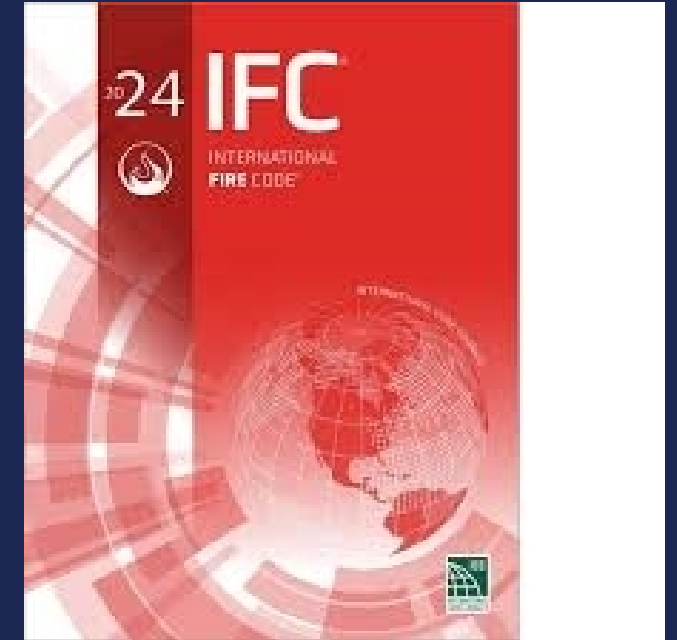
Changes and Impacts

- **Change – Improvement Inspections**
 - Requires inspection of improvements subject to a performance guarantee within 30 days of a request. If the government and developer disagree on whether the improvements meet local specifications, a developer may obtain a certification under an engineer's seal attesting the improvement meets the specifications.
- **Impact**
 - **No impact** – Inspections are performed within 30 days, and we have already accepted certification by third-party engineers.



Changes and Impacts

- **Change – Local Fire Prevention Code**
 - Prohibits a local government from adopting local fire prevention code standards beyond those required by the Residential Code.
- **Impact**
 - **No impact** – City fire code officials do not regulate anything in the residential code nor does our city fire ordinance address residential. The fire code does address access and water related to residential developments and that is all we are authorized to enforce.



Changes and Impacts

- **Change – Code Permit Technicians**
 - Establishes the Building Code Permit Technician Certification program
- **Impact**
 - **No impact** – Staff is supportive
- **Change – Scope of Professional Services**
 - Clarifies that local government shall not make administrative decisions on the scope of work covered by architect or engineer seals of design affixed to plans.
- **Impact**
 - **No impact** – Staff only verifies active licensure not scopes of work



Changes and Impacts

- **Change – Artificial Turf**
 - Clarifies that, for the purposes of local stormwater programs, artificial turf is not considered a built-upon area
- **Impact**
 - In recent history, the City has viewed artificial turf with an underdrain system as a pervious surface that is not considered Built Upon Area. A **formal text amendment to the UDO is likely needed.**



Changes and Impacts

- **Change – Unauthorized Conditions**

- Prohibits public water and sewer systems from imposing unauthorized conditions for residential development. Those conditions, negotiated during the conditional rezoning, could not be imposed through utility development agreements. Also restricts local governments from using unauthorized conditions as metrics for a scoring or preference system to allocate water and sewer among residential development applicants.

- **Impact**

- **No impact** – City does not employ these practices



Changes and Impacts

- **Change – Three and Four Family Dwellings**
 - NC Residential Code will be including three and four family dwellings as part of its scope. These units will no longer be considered apartments (R2 commercial).
- **Impact**
 - While full impact is unknown, may affect our development and fire ordinances. This does impact Building Inspections. While we do have fire separation, the change removes building code requirements that the commercial code applied to small multi-family buildings.





THANK YOU

QUESTIONS?

CITY OF HIGH POINT

AGENDA ITEM



TITLE:

Southwest Mill District Presentation

FROM:

Andy Piper, Planning Administrator

MEETING DATE:

1/13/2025

PUBLIC HEARING:

No

ADVERTISED DATE/BY:

N/A

ATTACHMENTS:

1. Southwest Mill District Presentation
-

PURPOSE: To hear a presentation about the proposed Southwest Mill District (SMD) from Dover, Kohl & Partners. Staff will also give an update on the impact of SL 2024-57, which requires written permission from all property owners whose properties are being downzoned, and the proposed timeline for the project.

BACKGROUND: The High Point 2045 Comprehensive Plan outlines a series of priorities and actions to embrace a new growth framework that focuses on in-town development organized around a series of walkable, mixed-use activity centers. The plan identifies the Southwest Area as one of these activity centers and showcases it as a representative example of a Town Center that should have a mix of commercial, residential, and employment uses within two- to five-story buildings along multi-modal streets that favor pedestrians and bikes. The SMD is a direct outcome of implementing this vision and would provide the foundation for the continued revitalization of Southwest High Point while supporting a walkable, connected, mixed-use district that embraces modern-day industry, jobs, and commerce along the Heritage Greenway.

The creation of the district has the following three components:

- Area Plan to establish the purpose and goals of the district
- Text Amendment to create a new zoning district and the standards that would apply
- Zoning Map Amendment to establish the boundaries of the new zoning district

BUDGET IMPACT: None

RECOMMENDED ACTION REQUESTED: For Information Only



PROJECT BRIEFING

JANUARY 13, 2025

CITY OF
high
point.



DOVER, KOHL & PARTNERS
town planning



PURPOSE + INTENT

PUBLIC ENGAGEMENT

AREA PLAN

ZONING MAP

ZONING DISTRICT

NEXT STEPS



WHAT IS THE SOUTHWEST MILL DISTRICT (SMD)?

The Southwest Mill District is a walkable, connected, mixed-use district that embraces modern-day industry, jobs, and commerce along the Heritage Greenway.

DISTRICT BOUNDARY



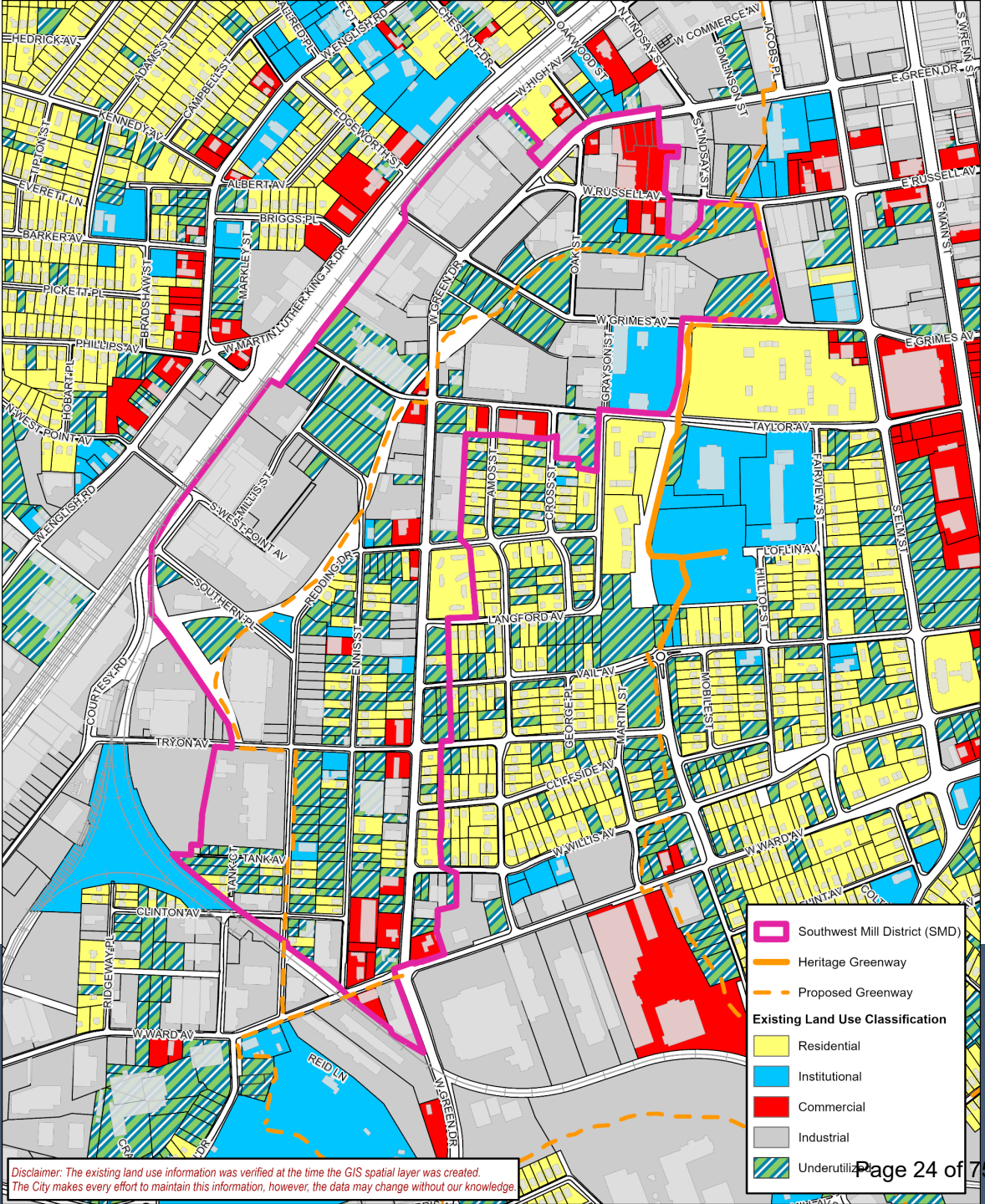
The study area consists of approximately 171 acres and is generally bounded by West Green Drive to the north; the railroad tracks to the west; West Ward Avenue to the south; and Tomlinson Street to the east.



EXISTING LAND USE



The predominate land use is industrial with 62 properties totaling 51% of the developable land within the study area. There are 118 underutilized properties totaling 29% of the developable land within the study area.



Disclaimer: The existing land use information was verified at the time the GIS spatial layer was created. The City makes every effort to maintain this information, however, the data may change without our knowledge.

INDUSTRIAL BUILDINGS REIMAGINED



Congdon Yards



Mill District: Charlotte, NC

Building on established communities, seven textile mills provide a future of a transformed community.



Chadbourn Mill



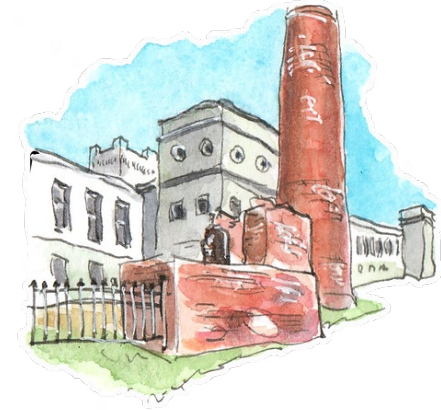
Louise Cotton Mill



Johnston Manufacturing Co.



Highland Park Mill No. 1



Highland Park Mill No. 3



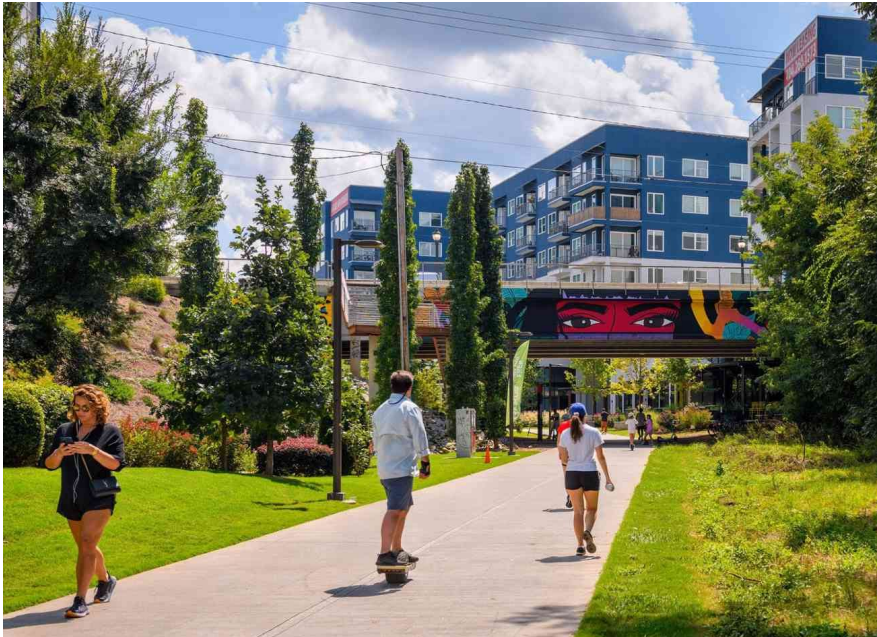
Mecklenburg Cotton Mill



Alpha Cotton Mill



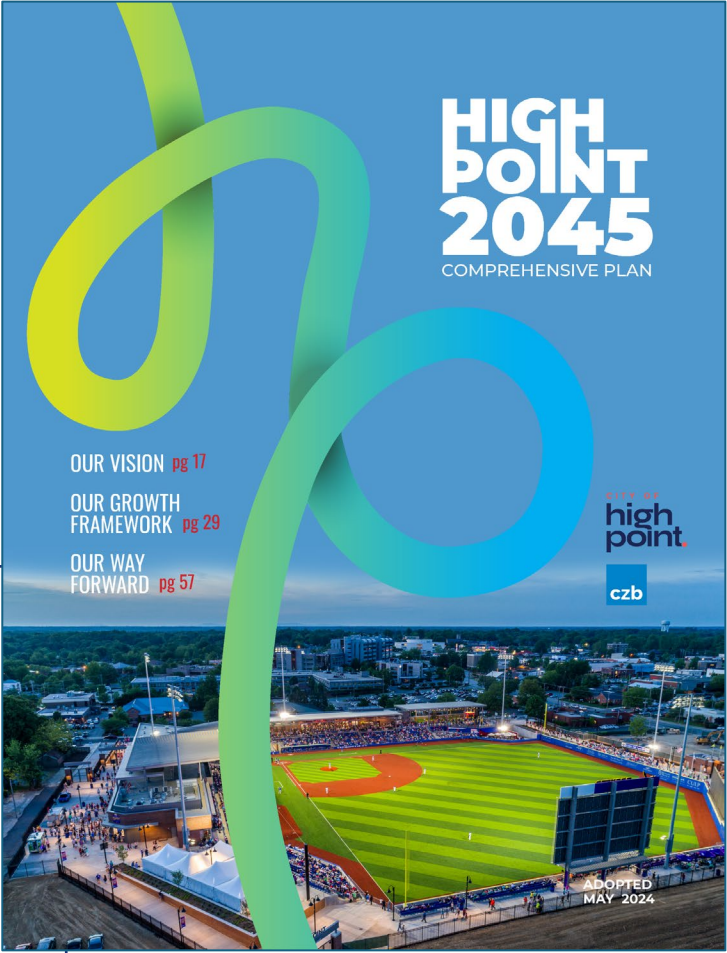
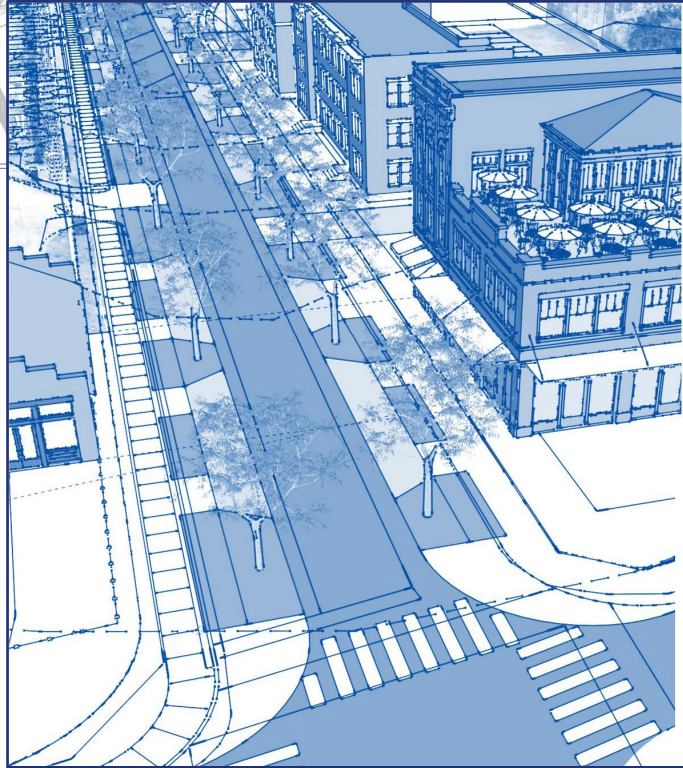
Judson Mill – Present



Beltline

Atlanta





Small-Scale Manufacturing and Place-Based Economic Development: High Point, North Carolina

Next Steps Report

February 5-7, 2019



“The southwest quadrant retains many of the industrial buildings that once housed its burgeoning business community. Many of the buildings are still in use, even if perhaps less intensively. These buildings are a major asset for any future redevelopment of the area.”

BLUEPRINTS FOR

Southwest

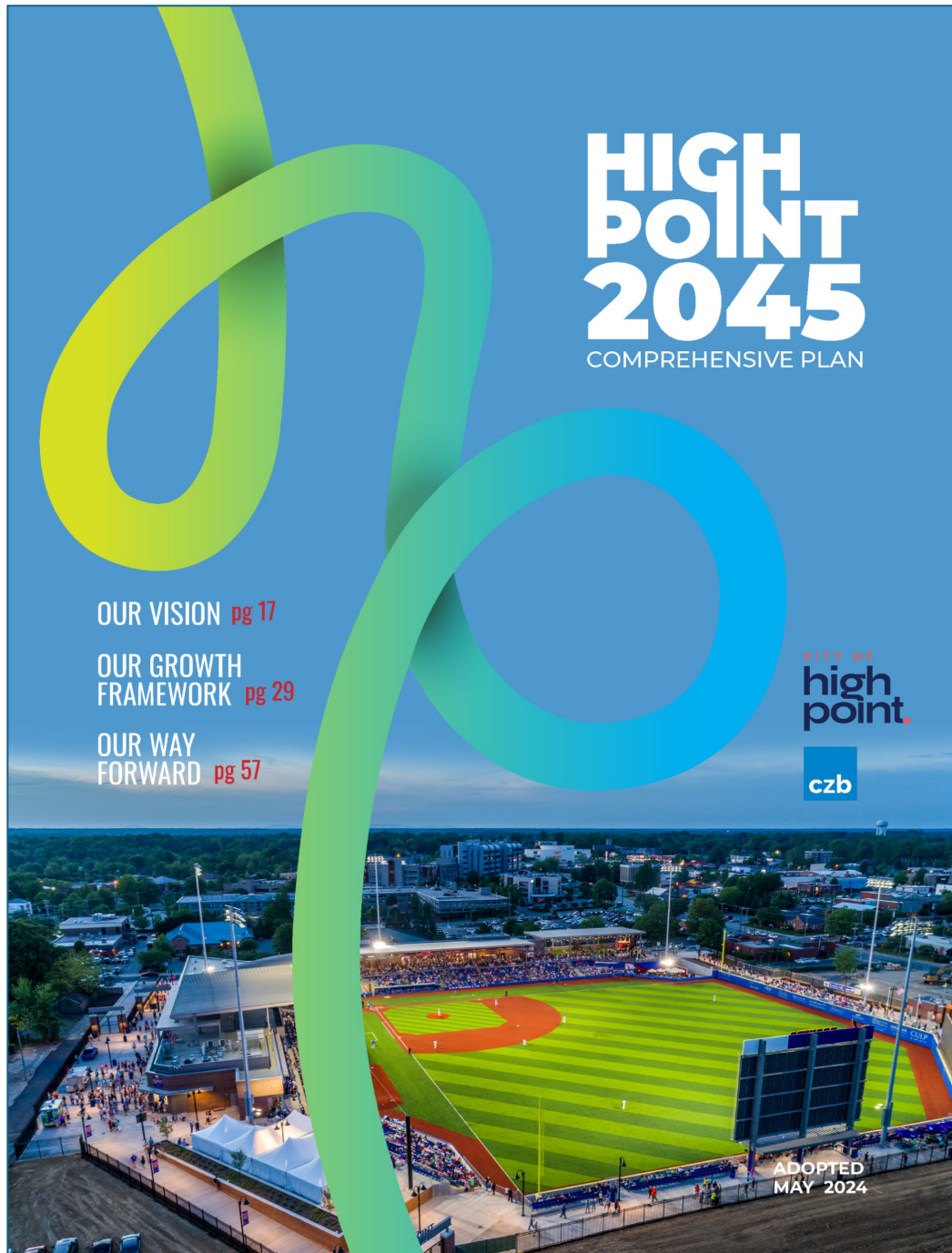
HIGH POINT, NC

WALKABLE STREETS



WALKABLE STREETS





5

Collaborate with Partners to Revitalize the Southwest Area

The introduction to the plan for the area located in the southwest quadrant of High Point states:



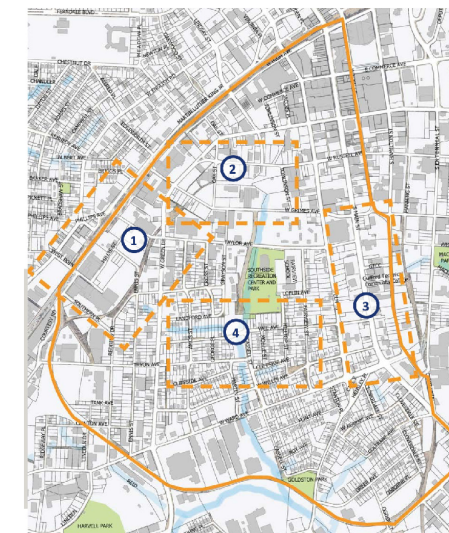
"The Blueprints for Southwest High Point provide a collection of transferable redevelopment strategies to create a walkable, connected, mixed-use district that embraces modern-day industry, jobs, and commerce along the Heritage Greenway. With its close proximity to Downtown, coupled with a long legacy of industry and rich history of community, Southwest High Point has the ability to become a proud example of revitalization that both preserves neighborhood character and accommodates strategic infill development. As properties are re-purposed and the lost spaces between buildings are reclaimed, public improvement and private investment can work in partnership to stitch this area of High Point back together in an orderly smart, and flexible way."

The southwest quadrant of High Point includes 535 acres of industrial, commercial and residential land uses that are ripe for revitalization efforts. The Blueprints plan is a high-altitude plan that recommends a path forward to ensure the adaptive reuse of land uses that are now underutilized as a result of businesses in the area either going out of business or moving out of the area.

One of the activity centers recommended in this comprehensive plan is located in the heart of the southwest quadrant – the 300 Oak Street block – and is an essential component of the overall success of the area's revitalization efforts. This area will serve as a litmus test to demonstrate what can be accomplished when the City and the SWRF collaborate – the success of this catalyst project is critical to recommended revitalization efforts outside of the downtown, specifically relative to those activity centers that require retrofitting, or redevelopment efforts. The updated Development Ordinance should reflect some of this area as Transitional Industrial - a place type aimed at reusing and repurposing former industrial buildings.



Blueprints for Southwest High Point



KEY LOCATIONS:

- ① Mill Environs
- ② 300 Oak
- ③ Main Street/GTCC
- ④ Southside

The southwest quadrant of High Point, NC is defined by Downtown to the north, S. Main Street to the east, W. High Avenue and the rail line to the west, and Richland Creek and W. Market Center Drive to the south. This important quadrant of the city includes 535 acres of industry, commerce, neighborhood, and the Heritage Greenway.



Target Year/Range
2025-2031



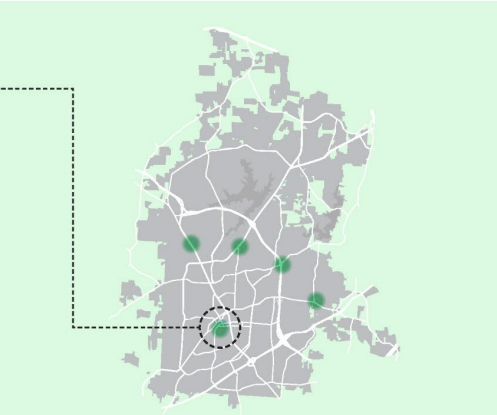
Success Measures
Develop standards and regulations that will apply to the Transitional Industrial place type
300 Oak Street catalyst project is fully redeveloped and operational

REPRESENTATIVE EXAMPLE

SOUTHWEST AREA TOWN CENTER

A town center is a mixed-use district serving households within a half-mile radius or up to a 15-minute walk. It typically includes a mix of commercial, residential, and employment uses within two- to five-story buildings along multi-modal streets that favor pedestrians and bikes. A town center should have enough housing and services to support public transit. Parks, public squares, and trail connections are also essential components to a successful town center.

Town centers typically range in size from 50 acres to +/-100 acres. In some cases, the size of a town center may exceed the size of a regional center, but the character and urban design components are different. Where a regional center has a much larger geographic range in terms of a customer base, a town center has a smaller and more defined customer base that is generally within easy driving distance or walking/biking proximity. In addition, the design character of a town center is typically denser, encompasses an urban character, and is fully connected to the surrounding neighborhoods via sidewalks and bike paths.



Representative Concept: Southwest Area

The aerial and rendering to the right illustrate a town center concept for the triangle shaped property bound by West Green Drive, Oak Street, and West Grimes Avenue in the Southwest Area. The City currently owns some of this land and has the opportunity to partner with a developer(s) to see this project realized. This concept is built upon the idea of adaptive reuse of the existing industrial buildings – to maintain the industrial character of the area. Recognizing that this town center location will likely develop incrementally, the buildings demonstrate an eclectic character that allow for different developers/owners to collectively contribute to this center which consists of an interior courtyard with food, pub, and music venues. The City's greenway is proposed to bisect this property and would be a key component to the multimodal fabric envisioned.

CHARACTER / CONCEPT IMAGES

The rendering and images are intended to represent a general concept and are for illustration purpose only.



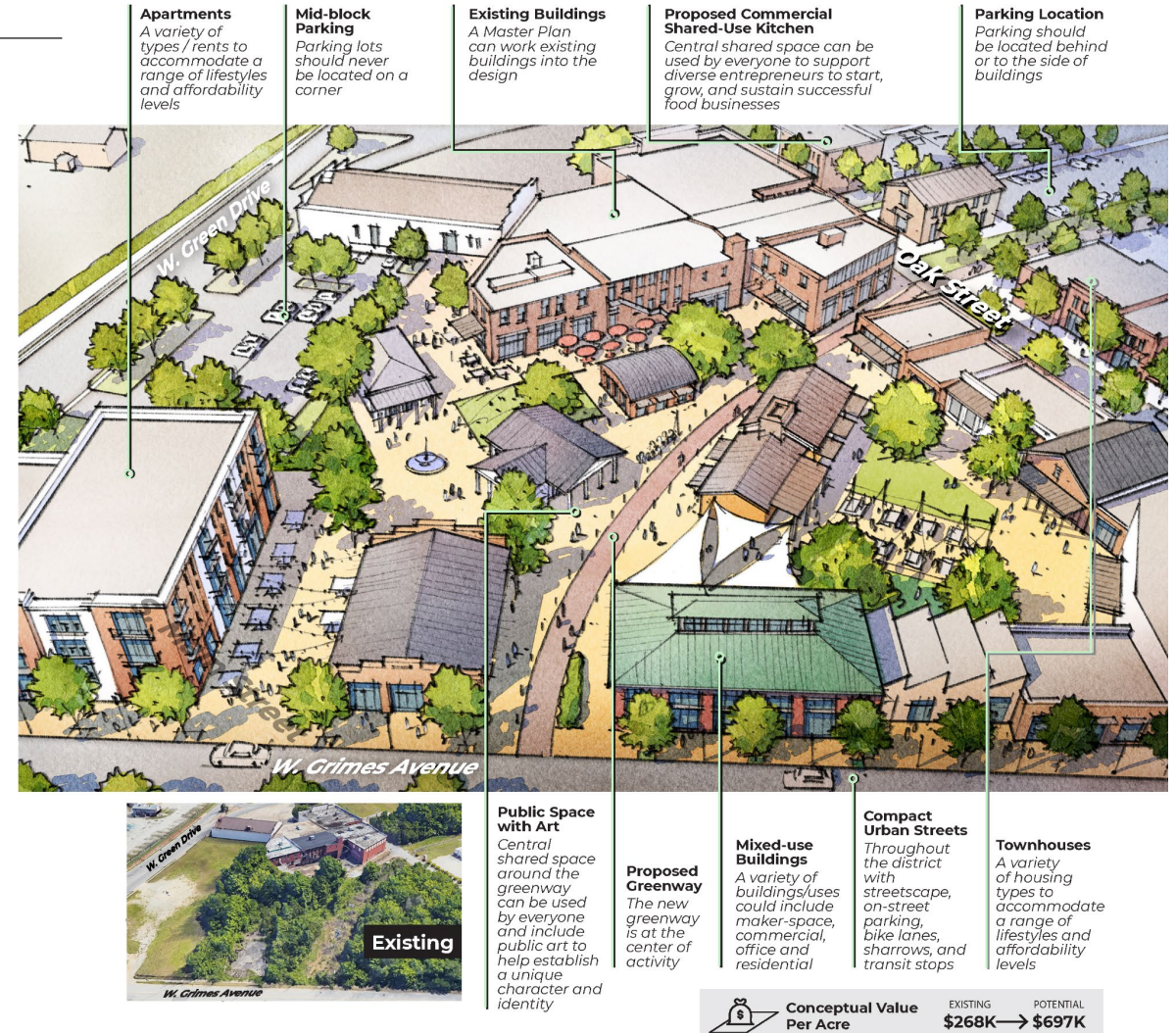
Banger's - Austin, TX



Central Machine Works - Austin, TX



Urban Backyard Benny Boy Brewing - Los Angeles, CA



Components for all Town Centers could include:

Buildings



Market Geography

1/2 mile radius
(15 minute walk)

Land Area

50 - +/-100 acres

Uses



AREA PLAN INTENT

Preserve the physical character

of the mills in the district by promoting adaptive re-use of historic structures and encouraging new construction to be consistent with the size, scale and/or character of those buildings.

Support strategic infill

so that underutilized real estate in the Southwest can be re-purposed with a range of building types and mix of uses.

Promote the economic benefits

of environmental enhancement to support sustainability, attract business, create jobs, increase real estate values, and improve health.

Maximize air and water quality

by supporting tree planting, green infrastructure, adequate stormwater runoff, greenspaces and watershed protection.

Encourage alternative forms of transportation,

such as walking and bicycling, by prioritizing pedestrian safety over automobile dependence.

Encourage alternative forms of transportation,

such as walking and bicycling, by prioritizing pedestrian safety over automobile dependence.

Provide a mix of building and housing types

with street-oriented architecture to shape memorable public spaces, walkable streets, expand the range of options to live and work in the area, and foster community pride and prosperity.

Improve quality of life, health, and safety

by bettering connections to nature, education, employment, services, and multi-modal transportation.

Connect public and private improvements

to honor and support the existing community while growing a more complete neighborhood, with opportunities to live and work in a park-like setting along the Heritage Greenway.

Establish a Southwest Mill District (SMD) Zoning District

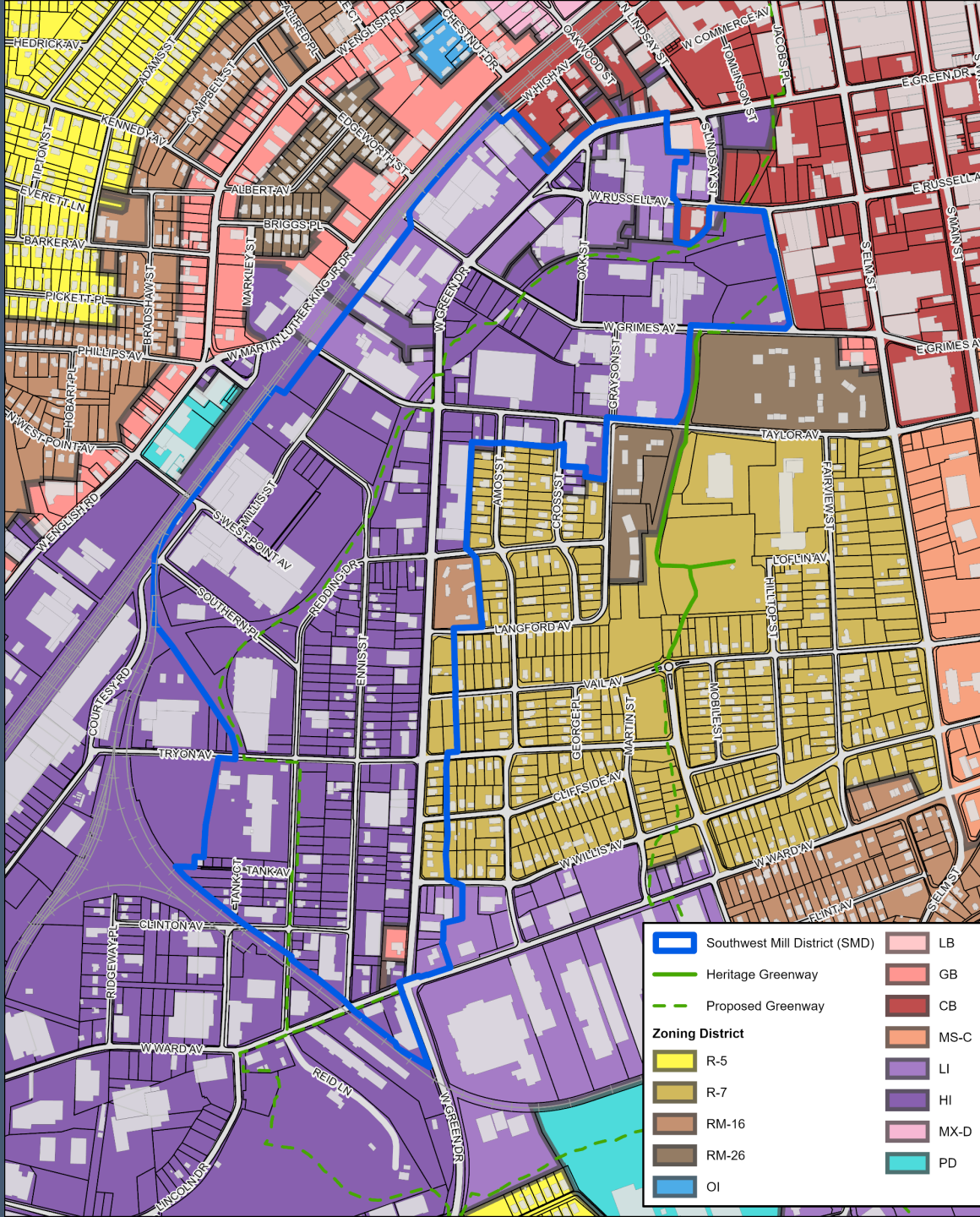
- The study area currently has five different zoning districts with different dimensional standards and permitted uses.
- With much of the district currently being zoned Heavy Industrial, many of the requirements of that zoning designation are no longer representative of the desired character for the area.
- With a shift to small-scale manufacturing and clean industry, the opportunity to support a broader mix of uses is possible.
- By shifting from a Heavy Industrial classification to standards, specifications, and permitted uses that support light industry, retail, institutional, residential, office, and other neighborhood services, the Southwest Mill District can maintain High Point's legacy of industry while shaping more complete redevelopment along the Heritage Greenway.

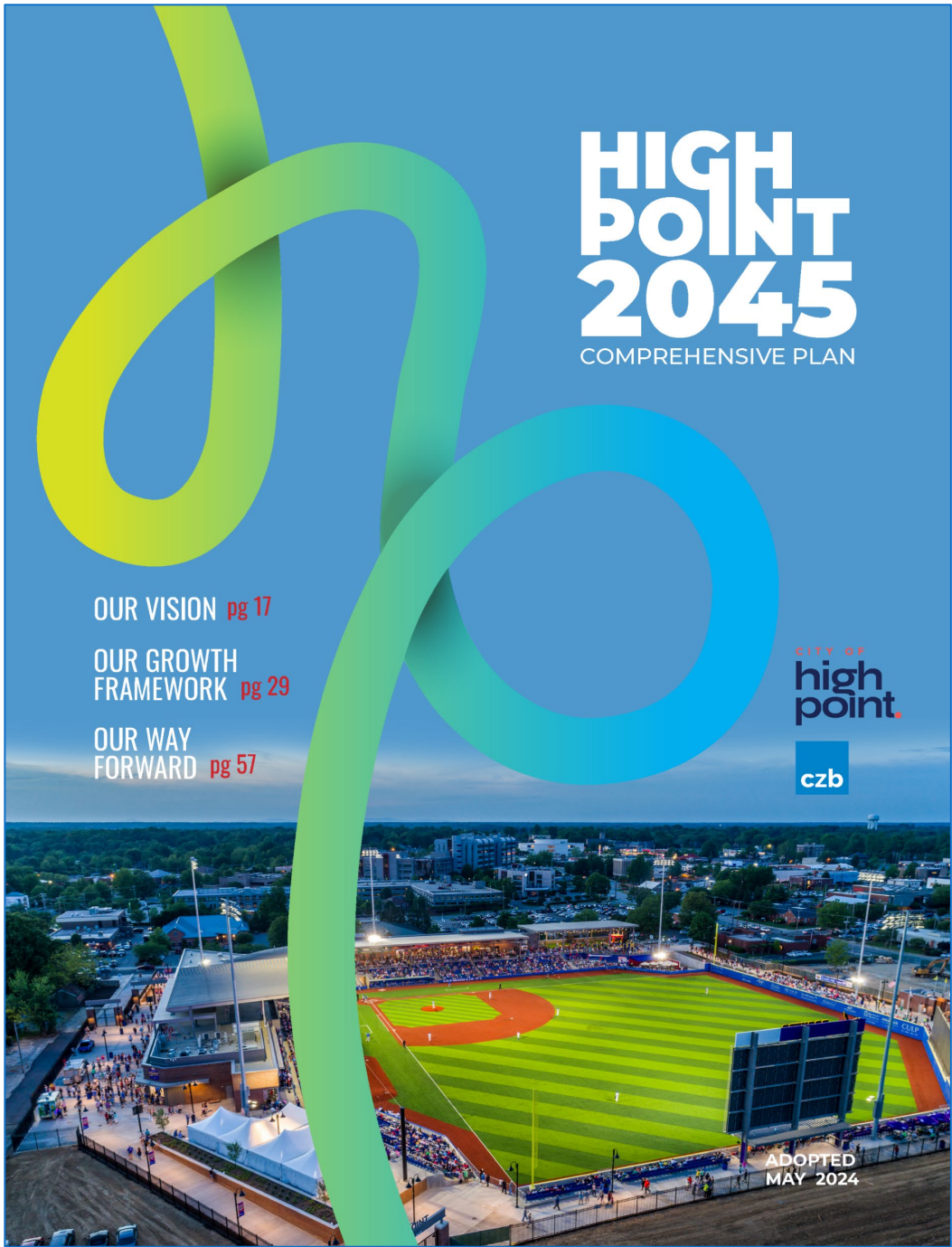


ZONING MAP

Heavy Industrial (HI) is the predominant zoning in the district; the permitted uses and standards are not representative of the industry found in the area today. The industry of today and tomorrow is small-scale manufacturing and non-toxic, clean trades where people can make, create, live and work.

The area identified as the Southwest Mill District would be classified as a new zoning district in the City's land development ordinance and the zoning map would be updated to include the boundary of the district.





The following approach outlines a five-step process for the Planning and Zoning Commission and City Council to review when making land use planning and rezoning decisions:

- 

Core Values

1

Review the rezoning request and confirm that the proposed project build out adheres to the community's **core values**.
- 

Planning Principles

2

Apply the **planning principles** to the proposed project to ensure it furthers these basic tenets of the comprehensive plan.
- 

BIG THINGS

3

Assess which **Big Things** the proposed project will address if approved – Cultivate a Sense of Community and Unity, Strengthen the Sense of Place and Economic Vitality of Downtown, or Diversify and Integrate Housing with Other Land Uses and Transportation Options
- 

Map

4

Confirm the proposed project fits into the recommended **growth framework** – specifically, does it strengthen an identified **activity center** or meet the definition of the **place type** indicated on the place type map?
- 

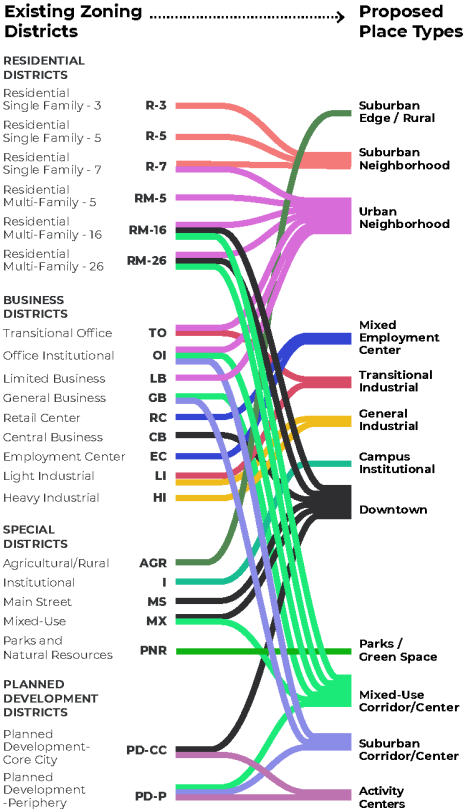
Checklist

5

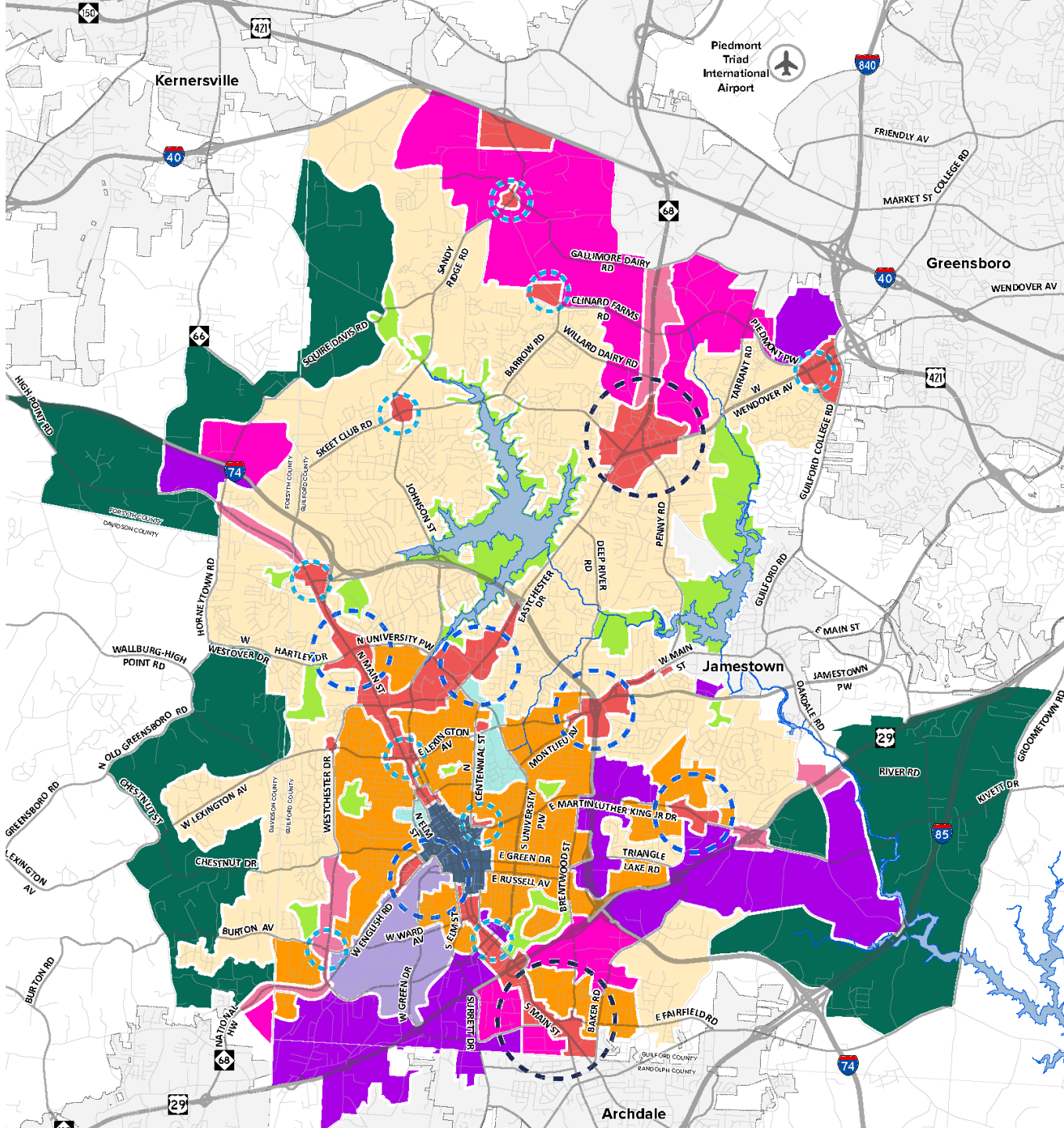
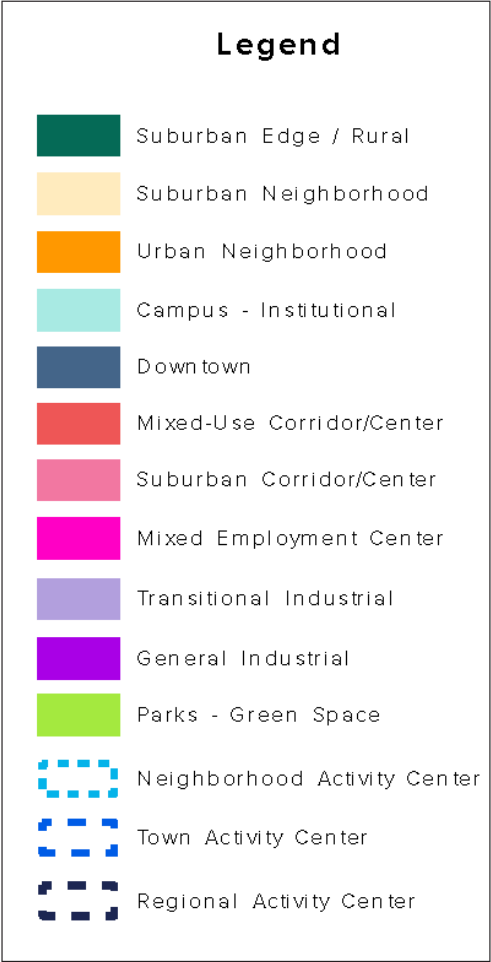
Analyze how the proposed project specifically addresses the fifteen identified **strategic initiatives** in the comprehensive plan.

Translating Zoning Districts to Place Types

Translating existing zoning districts to place types does not allow for a one-for-one approach. It is typical for a few zoning districts to merge into a single place type. The following graph depicts which existing zoning districts likely fit into the new place types that are an essential component of the growth framework.



PLACE TYPES MAP



TRANSITIONAL INDUSTRIAL



- former active industrial districts that are transitioning to **mixed-use**
- older industrial structures have been or will be adaptively **reused** for new purposes
- tend to be **live-work districts** where housing and workplaces are near each other, providing residents with convenient access to employment
- typically include a mix of makerspace, **light manufacturing**, assembly, and design-oriented services, along with multi-family residential and commercial uses
- **industrial** facilities in these areas do not include uses that handle hazardous materials or cause pollution, odors, excessive light, or heavy truck traffic
- parks, plazas, and neighborhood serving retail enhance the character and **livability** of the area



TRANSITIONAL INDUSTRIAL



Primary uses

live-work, light industrial, makerspace

Secondary uses

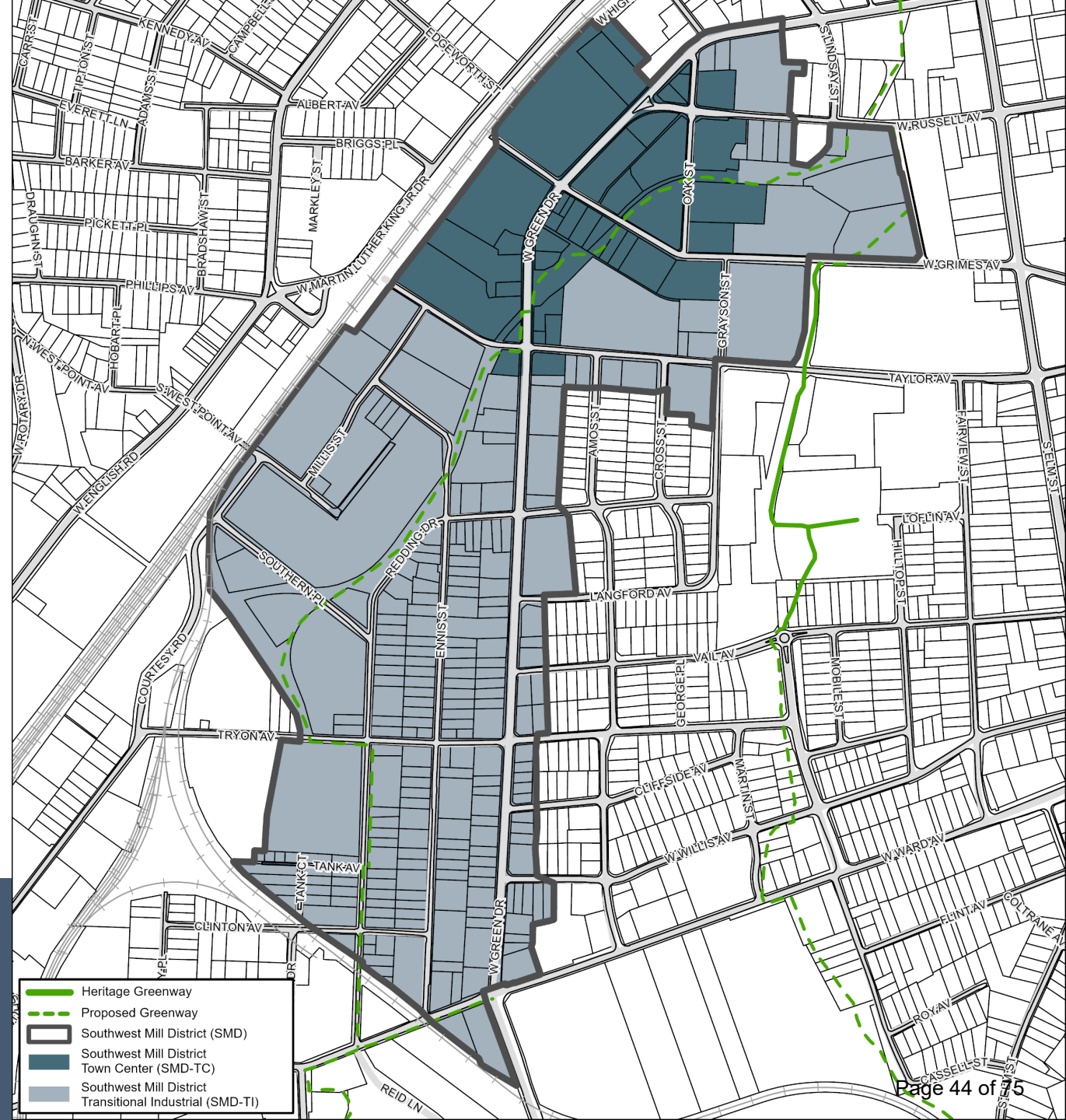
multi-family residential, commercial/retail

Transportation & Infrastructure

- rectilinear street pattern
- walkable blocks
- variety of transportation modes - auto, bike, pedestrian, access to transit
- sidewalks on both sides of the street
- access to greenways and trails

SUB-DISTRICTS

The study area is divided into town center and transitional industrial sub-districts to recognize the need for a different level of development intensity and the allowance of different types of land uses.





Industrial Mixed-Use Town Center

The Industrial Mixed-Use Town Center sub-district is centered on properties at West Green Drive, Oak Street, and West Grimes Avenue and is intended to shape redevelopment into a walkable mixed-use center that capitalizes on the area's close proximity to downtown, encourages incremental infill development, provides continued opportunities for industry and commerce, and supports improvements to the public realm (in particular along West Green Drive and the Southwest Heritage Greenway).





A Maker Spaces

B Apartments

C Gathering Places

D Reuse of Existing Buildings



A Maker Spaces

B Apartments

C Gathering Places

D Reuse of Existing Buildings

E Heritage Greenway

F Street Trees

G Street-oriented Buildings





EXISTING CONDITIONS

An aerial photograph of a city intersection. The main road is Green Drive, running vertically. A side road, Grimes Avenue, runs horizontally across the bottom right. The intersection is marked with traffic lights and crosswalks. Several buildings are visible: a large brick building on the left, a smaller brick building on the top right, and a white building on the top left. There are several parking lots with cars parked. The scene is annotated with four red-bordered text boxes pointing to specific features: 'Buildings with few windows lack "eyes on the street".' points to the brick building on the left; 'Parking lots permitted on corners at intersections.' points to a parking lot on the corner of Green Drive and Grimes Avenue; 'A lack of meaningful public space.' points to a small, paved area near the intersection; and 'Streets that lack important details for walkability.' points to the intersection area. The overall scene depicts a typical urban environment with a focus on transportation infrastructure and building design.

Buildings with few windows lack "eyes on the street".

Parking lots permitted on corners at intersections.

A lack of meaningful public space.

Streets that lack important details for walkability.

CURRENT LAND DEVELOPMENT REGULATIONS



Minimum facade transparency requirements for buildings, to provide “eyes on the street”.

Parking lots required to be discreetly located away from street intersections.

Instructions for key building details that promote the comfort of pedestrians.

Provision for civic spaces along street frontages.

Streets feature important details to promote walkability.

PROPOSED LAND DEVELOPMENT REGULATIONS



Transitional Industrial Mixed-Use

The Transitional Industrial Mixed-Use sub-district continues to promote Southwest High Point's long history of industry, allowing a mix of uses to support modern-day manufacturing, industry, and trade production while expanding opportunities for adaptive re-use and options for living near workplaces, improving connections to adjacent neighborhoods and the Southwest Heritage Greenway, and building a more complete Southwest High Point by reclaiming lost space and energizing public spaces.



Tryon Avenue – Before



Tryon Avenue – Building Rehab



Ennis St

Tryon Av

MAKERS' J

Tryon Avenue – Enhanced Streetscape



Tryon Avenue – Infill



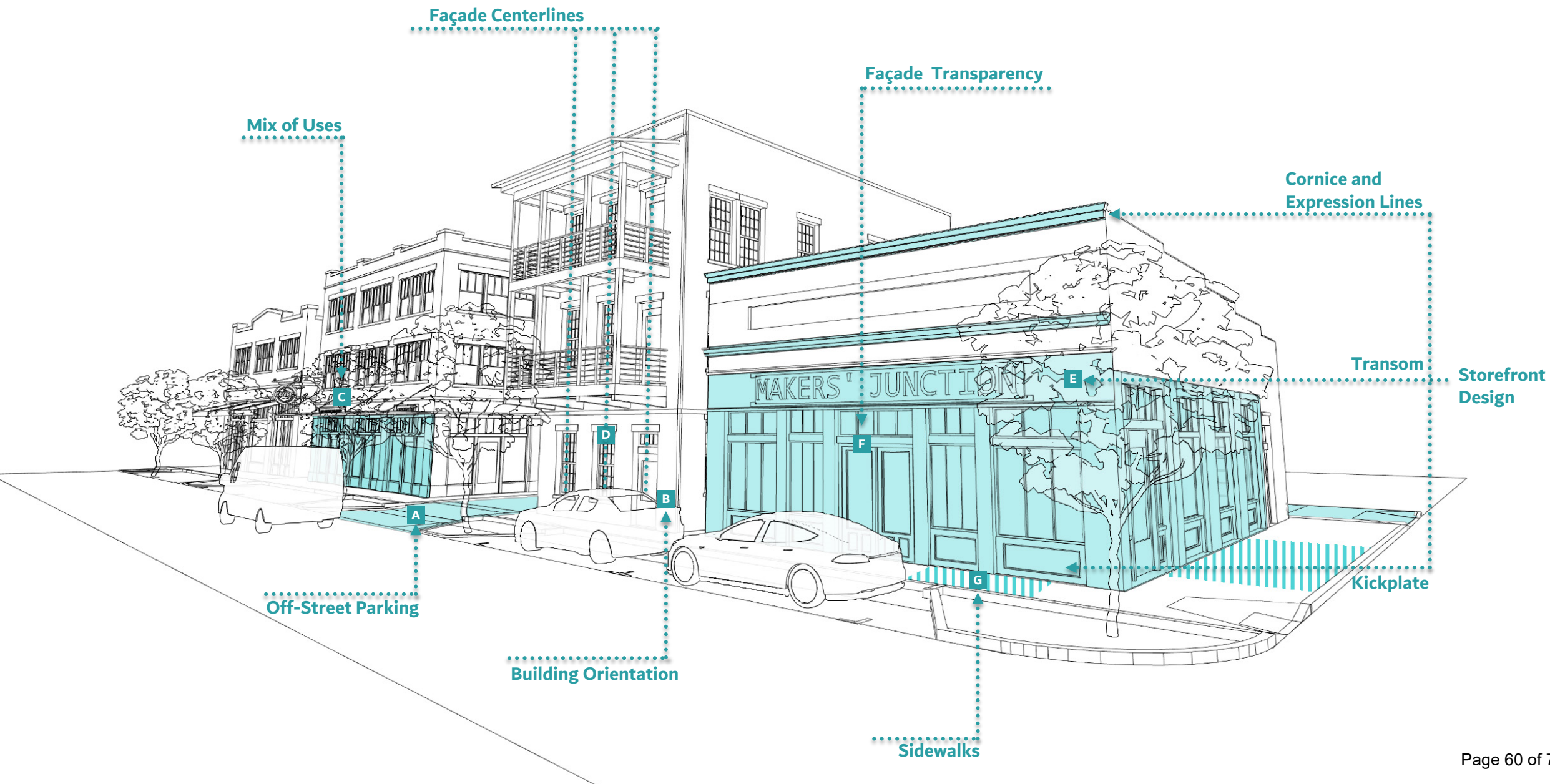
Ennis St

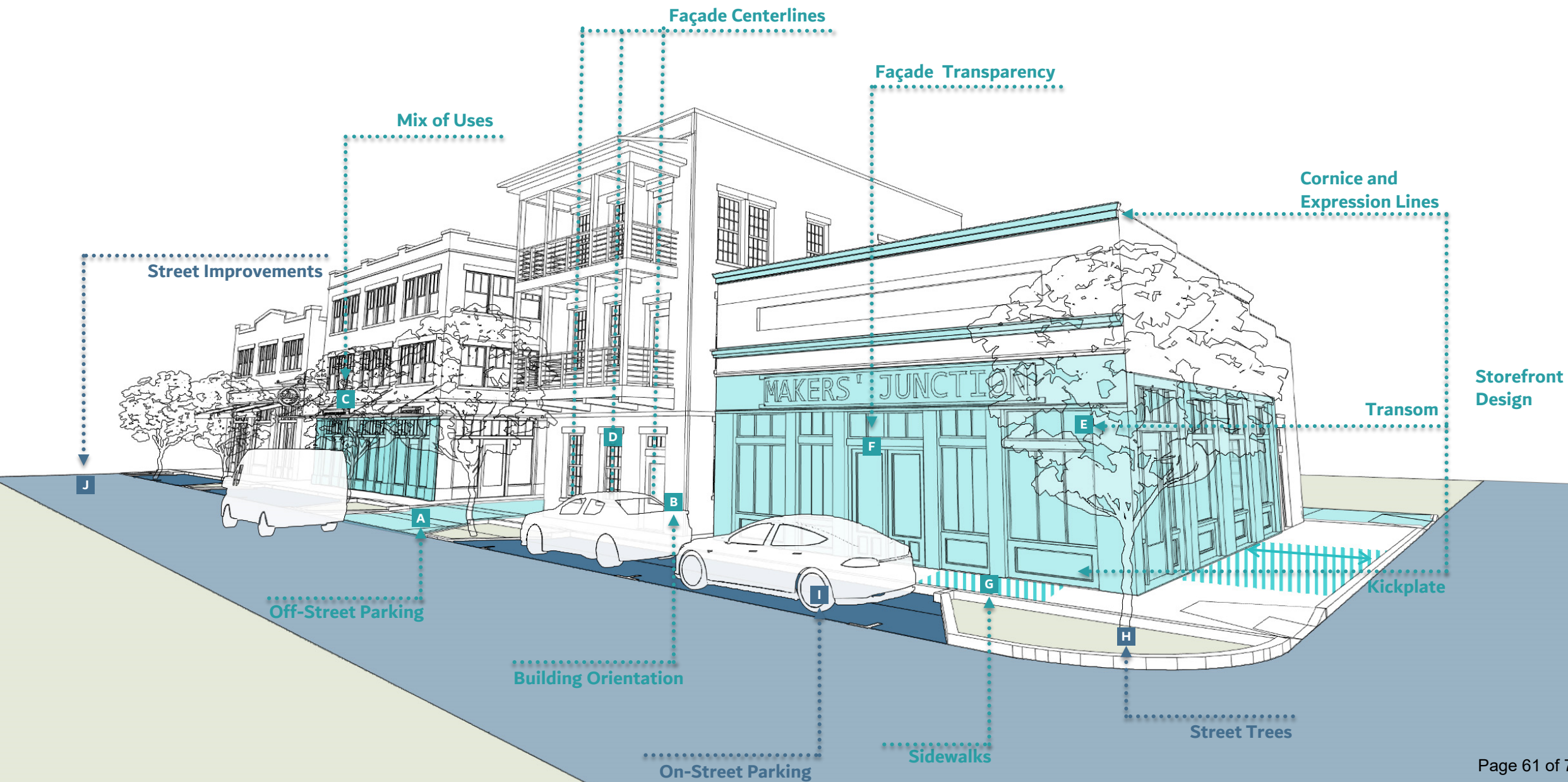
Tryon Ave

MAKERS' JO

Tryon Avenue – After











ZONING DISTRICT

Regulatory changes:

- allow a broad mix of uses that include mixed-use, residential, commercial and light industrial settings
- connect pedestrians with businesses and services through walkable design and a high-quality greenway
- shape future development in the Southwest Town Center
- encourage small-scale industry and more activity through adaptive reuse and infill of underutilized land

TABLE 4.1.9: PRINCIPAL USE TABLE

P=Permitted P*=Permitted only inside Core City area S=Permitted with special use O=Overlay required D=Development Type

Permitted uses may be subject to additional zoning district standards in Chapter 3.

USE CATEGORY	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	SMD			
																						TC	TI		
		Residential						Business										Special							
	Agricultural Use Classification																								
Agriculture		Agriculture production (crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
		Agriculture production (livestock)																P							
	Residential Use Classification																								
Common Elements Recreation		Common elements recreation	P	P	P	P	P	P	P	P	P	P	P	P	P			P			P	P	P	P	
Household Living		Duplex dwelling		P*	P	P	P	P	P	P	P												P	P	
		Family care home	P	P	P	P	P	P	P	P	P			P				P							
		Live/work dwelling					P	P	P	P	P	P	P	P							P	P	P	P	
		Manufactured dwelling	O	O	O	O												P							
		Multi-family dwelling				P	P	P	P	P	P	P	P	P	P	P*			P		P	P	P	P	
		Single-family attached dwelling		P	P	P	P	P	P	P	P	P	P	P	P				P			P	P	P	P
		Single-family detached dwelling	P	P	P	P	P	P	P	P	P							P						P	
		Triplex/quadplex		P*	P*	P	P	P	P	P	P	P	P	P	P			P	P		P	P	P	P	P
		Dormitory, private						P		P								P							
		Fraternity or sorority house						P		P									P						

ALLOW A BROAD MIX OF USES INCLUDING RESIDENTIAL

FIGURE 3.5.9.E1. BASE. BODY & CAP

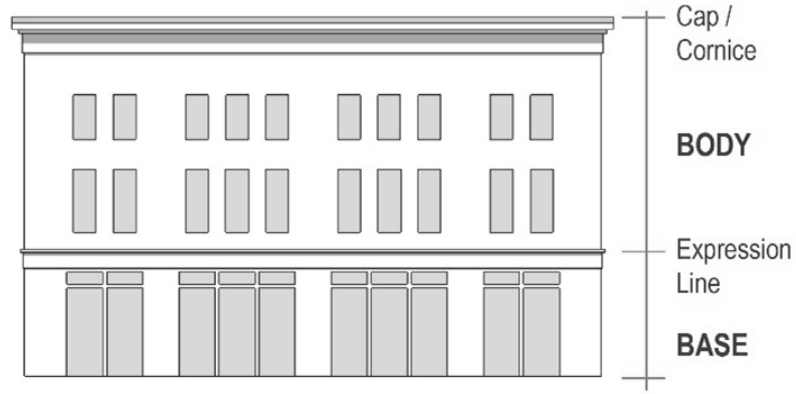
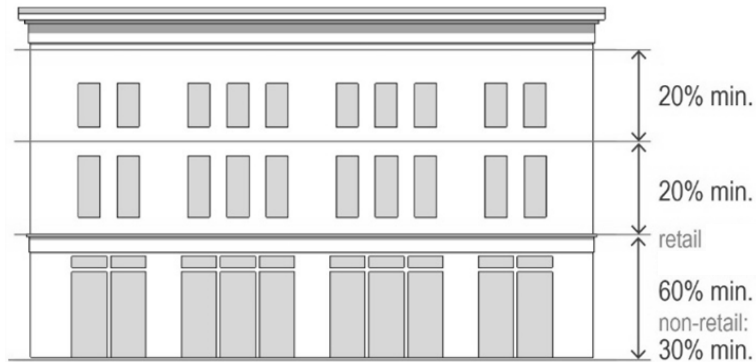


FIGURE 3.5.9.E3, EXAMPLE OF COMPLIANT FACADE TRANSPARENCY



- Introduce **Building Design Standards** for facade articulation and transparency
- Require a “**pedestrian frontage**” for sidewalks and street trees / planting zones
- Require **screening** of outdoor storage, waste collection facilities and mechanical equipment facing streets and the greenway

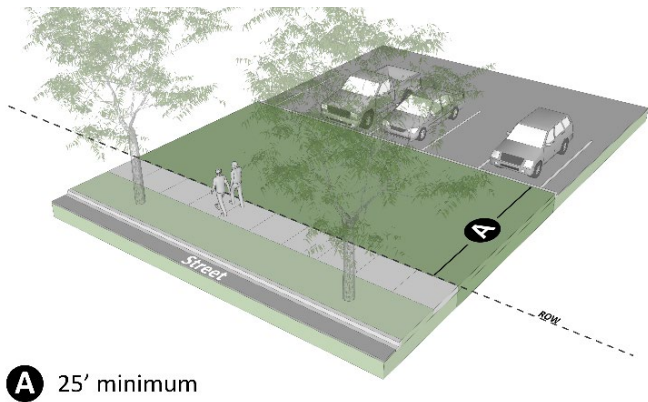
CONNECT PEDESTRIANS WITH BUSINESS AND SERVICES THROUGH WALKABLE DESIGN AND A HIGH-QUALITY GREENWAY

FIGURE 3.5.9.D1, PARKING LOT CONFIGURATION



- Similar to MX District, no off-street parking is required; where provided, requirements for placement must be met (located to the side or rear of buildings, not the front, and shall not occupy more than 64 linear feet along the street frontage)

FIGURE 3.5.9.D2, PARKING SETBACK



- Introduces a **parking setback** ($25'$ min.)

CONNECT PEDESTRIANS WITH BUSINESS AND SERVICES THROUGH WALKABLE DESIGN AND A HIGH-QUALITY GREENWAY



- New standards treat the greenway as a pedestrian street
- The greenway is to be faced by habitable building facades and/or a 20' wide landscaped yard

CONNECT PEDESTRIANS WITH BUSINESS AND SERVICES THROUGH WALKABLE DESIGN AND A HIGH-QUALITY GREENWAY

TABLE 3.5.9.B DIMENSIONAL STANDARDS IN THE SMD

STANDARD		TOWN CENTER SUB-DISTRICT (SMD-TC)	TRANSITIONAL INDUSTRIAL SUB-DISTRICT (SMD-TI)
Maximum Density (units/acre)		n/a	n/a
Minimum Lot Area (square feet)		n/a	n/a
Minimum Lot Width [1]		n/a	n/a
Minimum Street Setback (feet)		0, 12 from back of curb or edge of pavement [2]	0, 12 from back of curb or edge of pavement [2]
Maximum Street Setback [3] [4]		10	n/a
Minimum Perimeter Setback (feet)	Adjacent to Residential District	10	25
	Adjacent to Nonresidential District	0/5 [5]	0/5 [5]
Maximum Building Height (feet)		60	60
[1] All development shall comply with the City's Driveway Ordinance requirements.			
[2] All buildings shall be at least 12 feet from the back of curb or edge of pavement.			
[3] For all new buildings subject to a maximum street setback, at least 60% of the front building facade shall be located parallel to and within the required setbacks.			
[4] Buildings are exempt from the maximum street setback, if they provide a civic space (see Section 3.5.9 D.2 Exemption from Maximum Setback).			
[5] No setback is required, but if provided, it shall be at least 5 feet.			

- New buildings in the Town Center are required within 10' of the front property line
- Building Design Standards are required in the Town Center (and encouraged for the Transitional Industrial area)

EXISTING

BLUEPRINTS VISION



- Broader mix of uses, pedestrian frontages and walkable design features will encourage activity
- To encourage continued reuse, existing buildings that do not meet new standards may continue to be altered or improved, as long as they do not increase the degree of nonconformity

ENCOURAGE SMALL SCALE INDUSTRY AND MORE ACTIVITY THROUGH ADAPTIVE REUSE AND INFILL OF UNDERUTILIZED LAND

SOUTHWEST MILL DISTRICT



PLAN TO ATTEND!

**PUBLIC MEETING
TUESDAY, JANUARY 14**

5:30pm - 7:30pm
Southside Recreation Center
401 Taylor Avenue

highpointnc.gov/sw-mill-district

HOW WILL INPUT BE GATHERED?

Public input is essential to the success of the district. The City and SWRF will host a public meeting on January 14 to gather feedback and review ideas. Citizens will have the opportunity to share their input and complete an online survey.

S.L. 2024-57 (SB382)

SUBPART III-K. LOCAL GOVERNMENT

NO LOCAL GOVERNMENT INITIATED DOWN-ZONING WITHOUT CONSENT OF AFFECTED PROPERTY OWNER

SECTION 3K.1.(a) G.S. 160D-601(d) reads as rewritten:

"(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning ~~amendment, unless the down-zoning amendment is initiated by the local government.~~ amendment. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.
- (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.
- (3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element."

SECTION 3K.1.(b) If any provision of this section is declared unconstitutional or invalid by the courts, it does not affect the validity of this section as a whole or any part other than the part so declared to be unconstitutional or invalid.

SECTION 3K.1.(c) This section is effective when it becomes law and applies to local government ordinances adopted on or after that date and any local government ordinance enacting down-zoning of property during the 180 days prior to the date this section becomes effective. Ordinances adopted in violation of this section shall be void and unenforceable.

- Effective Dec. 11, 2024
- Hurricane Helene relief bill with various items added
- Redefined what is considered "down-zoning"
- City can only initiate amendments to zoning regulations/map with written consent from affected property owners
- In proposed SMD there are approx. 270 properties with 131 owners



NEXT STEPS

Jan 14 – Feb 14

- Public Comment Period

Feb 25 – P&Z Commission

- Public hearing on SMD Area Plan

March 24 – City Council

- Public hearing on SMD Area Plan
- If have property owner signatures (or General Assembly modifies law) initiate Zoning Map Amendment

April 22 (tentative) – P&Z Commission

- If initiated in March, public hearing on Text Amendment (TA) creating new SMD zoning district/standards and Zoning Map Amendment (ZA) establishing boundaries

May 19 (tentative) – City Council

- Public hearing on TA and ZA



Southwest Mill District

High Point, North Carolina

CITY OF HIGH POINT
AGENDA ITEM



TITLE:

Closed Session- Acquisition of Real Property

FROM:

MEETING DATE:

1/13/2025

PUBLIC HEARING:

No

ADVERTISED DATE/BY:

ATTACHMENTS:

None

PURPOSE:

BACKGROUND:

BUDGET IMPACT:

RECOMMENDED ACTION REQUESTED: