STAFF REPORT

Prepared by Nathan Page, City Planner

**Jay Industrial (RZ1604)**

**Type of Request:** Rezoning

**Meeting Dates**

Planning Board on July 19, 2016

City Council on August 2, 2016

**Contact Information**

Brian Hall, Empire Building, LLC.  
P O Box 8050, Greensboro NC 27419  
336-544-2600; bhall@sametcorp.com

**Summary**

This is a request to rezone the subject property from I-1 to   
I-2. The property is currently occupied by a single structure. The stated reason for this rezoning request is “to permit the finishing of textile products.”

**Location**  
1201 Jay Lane

GPIN: 8894142534

**Current Zoning**Industrial (Light, I-1)

**Proposed Zoning**Industrial (Heavy, I-2)

**Overlay District**none

**Surrounding Zoning**I-2, I-1

**Surrounding Land Uses**Heavy and Light Industrial

**Size**5.5 acres

**Public Water & Sewer**Yes

**Floodplain**No

**Staff Recommendation**  
Approval



**Conformity to the *Graham 2035 Comprehensive Plan* (GCP) and Other Adopted Plans**

**Applicable Policies and Strategies;**

**Description of Development Type**Industrial

**Development Toolkit Checklist**  
Easy access to I-40/85

Potentially noxious, requiring adequate buffers

Characteristics include   
limited setbacks in other to use land and infrastructure efficiently, heavy buffering from nearby residential, minimal adverse environmental impacts

Density of 0.3 to 0.5 FAR

New homes should consider adjacent lot sizes and building orientations

* **2.4.2 Promote Industrial Redevelopment** Encourage reinvestment and intensification at existing industrial sites. Encourage redevelopment of existing buildings and infrastructure for industrial growth. *This building has been underutilized for years. The rezoning is likely because of a prospective buyer who would like to use the location for textile finishing, a use prohibited in Light Industrial, but permitted in Heavy Industrial.*

**Staff Recommendation**

Based on the *Graham 2035 Comprehensive Plan*, staffrecommends **approval** of the rezoning. The following supports this recommendation:

* Rezoning the property would be consistent with the Industrial type. I-2 zoning would permit manufacturing and could breathe new life into a frequently vacant property.