

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 17-26 and  
Special Use 17-02  
(Heal-Our-Heroes)

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

**Meeting Date:** January 16, 2018

**Public Hearing:** Yes

**Advertising Date:** January 3 & 10, 2018

**Advertised By:** Planning & Development

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

---

### **PURPOSE:**

#### Zoning Map Amendment 17-26

A request by Heal-Our-Heroes to rezone approximately 7.2 acres from the Single Family Residential-3 (R-3) District to the Office & Institutional (OI) District. The site is lying at the northeastern and southeastern corners of Bridges Drive and Futrelle Drive (1600 Bridges Drive, 1500 Bridges Drive and 1906 Futrelle Drive).

#### Special Use 17-02

A request by Heal-Our-Heroes to allow a major social service facility use type in the Office & Institutional (OI) District. The site is lying at the northeastern and southeastern corners of Bridges Drive and Futrelle Drive (1600 Bridges Drive, 1500 Bridges Drive and 1906 Futrelle Drive).

### **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 these requests, as outlined in the attached staff report.
- B. On December 12, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-26 and Special Use 17-02. The Planning & Zoning Commission recommended *approval* of these requests, as outlined in the staff report and as recommended by staff, by a vote of 9-0.

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Heal-Our-Heroes

### Zoning Map Amendment 17-26 and Special Use 17-02

At its December 12, 2017 public hearing, the Planning and Zoning Commission reviewed a Zoning Map Amendment request to rezone approximately 7.2 acres to the Office & Institutional (OI) District and a Special Use request to allow a major social service facility use. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented these cases and recommended approval of the requests as outlined in the staff reports.

#### Speaking in favor of these requests:

- Ms. Hayes Finley, attorney with Smith Moore Leatherwood, 300 N. Greene Street; Greensboro.
- Mr. Bob Uber, president of Heal-Our-Heroes, 1579 Pondhaven Drive; High Point.
- Mr. Eddie MacEldowney with Davis Martin Powell Engineers, 6415 Old Plank Road; High Point.
- Mr. Dennis Borugian, 2015 La Vista Drive; High Point.

Ms. Finley and Mr. Uber provided a detailed overview of the proposed use and the manner in which the requested social service facility use will operate. Key points from the various speakers were:

- Heal-Our-Heroes is a non-profit organization with a mission to supply life-skills training to veterans returning to civilian life and helping them with job placement.
- The plan is to retrofit and upgrade existing buildings on the John Wesley Camp property. The facility will house approximately 20-to-30 short-term residents on-site. Life-skills training will be open to anyone in the community and will not be limited to those living on-site.
- The applicant's engineer noted some minor changes to their sketch plan. These changes clarified which of the existing buildings will be used for the social service facility use.

#### Speaking in opposition of the request:

No one spoke in opposition to this request.

### Planning & Zoning Commission Action

#### 1. Zoning Map Amendment 17-26

##### a) Consistency Statement

The Commission stated that the request is supported by several goals and objectives of the Community Growth Vision Statement and Land Use Plan related to supporting workforce preparedness, providing a wide range of housing opportunities and protecting environmentally sensitive areas.

##### b) Reasonableness Statement

The Commission stated it would be reasonable and in the public interest to approve this request, as the OI District is immediately adjacent to the site, including a lot that was rezoned to a Transitional Office (TO) District in 2015.

The Planning & Zoning Commission **adopted these statements** by a vote of 9-0.

##### c) Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 17-26, as recommended by staff, by a vote of 9-0.

#### 2. Special Use 17-02

The Commission recommended ***approval*** of Special Use 17-02, as recommended by staff, by a vote of 9-0.

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

**STAFF REPORT  
ZONING MAP AMENDMENT 17-26  
December 12, 2017**

<b>Request</b>	
<b>Applicant:</b> Heal-Our-Heroes	<b>Owner:</b> John Wesley Camp Association
<b>Zoning Proposal:</b> To rezone approximately 7.2 acres	<b>From</b> R-3 Single Family Residential-3 District <b>To:</b> OI Office Institutional District

<b>Site Information</b>	
<b>Location:</b>	The site is lying at the northeastern and southeastern corner of Bridges Drive and Futrelle Drive.
<b>Tax Parcel Numbers</b>	Guilford County Tax Parcels 0199739, 0199674 and 0199680
<b>Site Acreage:</b>	Approximately 7.2 acres
<b>Current Land Use:</b>	The property has a mixture of vacant structures associated with the previous religious camp use of the property.
<b>Physical Characteristics:</b>	The site has a moderate to severely sloping terrain. An intermittent stream, with a 100-year flood zone, runs in an east-to-west direction along the northern portion of the site.
<b>Water and Sewer Proximity:</b>	A 6-inch and 8-inch City water line lies adjacent to the site along Futrelle Drive, Bridges Drive, Lakewood Drive and Eastchester Drive. Additionally, an 8-inch City sewer line lies adjacent to the site along Futrelle Drive, Lakewood Drive and Eastchester Drive.
<b>General Drainage and Watershed:</b>	The site drains in a general northerly direction and development is subject to the Oak Hollow Lake General Watershed Area and the Oak Hollow Lake Watershed Critical Area requirements. Engineered storm water treatment measures are required for multi-family and nonresidential development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of two (2) units per acre or more.
<b>Overlay Districts:</b>	Eastchester Scenic Corridor Overlay District Oak Hollow Lake General Watershed Area (GWA) Oak Hollow Lake Watershed Critical Area (WCA); Tier 4

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	R-3	Single Family Residential-3 District	Single family dwellings
<b>South:</b>	R-3 TO	Single Family Residential-3 District Transitional Office District	Single family dwellings and office uses
<b>East:</b>	R-3	Single Family Residential-3 District	Undeveloped parcels and single-family dwellings
<b>West:</b>	R-3	Single Family Residential-3 District	Vacant residential structure, an undeveloped parcel and a single-family dwelling

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	Obj. 6A: Put a greater emphasis on work force preparedness, such as local education and job training, with community colleges and technical schools playing a key role.
<b>Land Use Plan Map Classification:</b>	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
<b>Land Use Plan Goals Objectives &amp; Policies:</b>	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>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.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment.</p>
<b>Relevant Area Plan:</b>	<p><u>Eastchester Corridor Plan – Phase 1</u></p> <p>This plan, adopted in 1994, recommended a change to the land use designation for a 43-acre area that includes the proposed site, transitioning it from Office to Community/ Regional Commercial. This was done in anticipation of potential demand for additional commercial land near the mall that could be built without directly accessing Eastchester Drive.</p>
<b>Zoning History:</b>	<p>In 2000 (ZA-00-23), the zoning site was part of a larger 43-acre area, lying north of Eastchester Drive and west of E. Hartley Drive that was rezoned to a Conditional Use Shopping Center (CU-SC) District to facilitate the development of a proposed large retail use. This project never came to fruition and in 2007, the area was rezoned to a residential zoning district so this residential neighborhood would have zoning that matched its use; to permit full use of the residential properties including building additions; and to eliminate concerns owners had that their property would be taxed at a commercial rate.</p> <p>In 2015 (ZA-15-12), an adjacent parcel to the east, 809 Eastchester Drive, was granted office zoning approval to facilitate the conversion of a single-family dwelling to an office use.</p>

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Eastchester Drive	Major Thoroughfare	235 feet
	Bridges Drive	Local	750 feet
	Futrelle Drive	Local	700 feet
<b>Vehicular Access:</b>	Bridges Drive and Futrelle Drive		

<b>Traffic Counts:</b> (Average Daily Trips)	Eastchester Drive——24,000 (NCDOT 2016 AADT) Bridges Drive——None Futrelle Drive——None		
<b>Estimated Trip Generation:</b>	Not applicable		
<b>Traffic Impact Analysis:</b>	<b>Required</b>		<b>TIA Comment</b>
	<u>Yes</u>	<u>No</u> X	None

#### School District Comment

Not applicable to this zoning case.

#### Details of Proposal

The applicant has submitted a zoning map amendment application, and a corresponding special use application, to permit the conversion of the former John Wesley religious camp into a major social service facility use catering to veterans. The applicant has requested rezoning to the Office Institutional (OI) District to support this use type.

#### Staff Analysis

Except for some multifamily developments, the Land Use Plan designates the land area bounded by Eastchester Drive, W. Hartley Drive and Johnson Street as Community/Regional Commercial. In the area associated with the zoning site, the Community/Regional Commercial land use designation was established in 2000 by a request to develop a larger size commercial development that never materialized. Large-scale commercial uses, that assemble a sizable land area, could still be supported in this area. However, with the closing of the mall, major retail is less likely to occur.

The proposed Office Institutional (OI) zoning district is primarily intended to accommodate a variety of office, institutional, and residential uses, which is in keeping with the existing and proposed uses on the site. Other office zoning districts have been established in the immediate vicinity of the site. The zoning amendment meets several goals and objectives of the Community Growth Vision Statement and Land Use Plan.

#### Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the purpose, goal objectives, and policies of the City's adopted policy guidance.

The request is supported by several goals and objectives of the Community Growth Vision Statement and Land Use Plan related to supporting workforce preparedness, providing a wide range of housing opportunities and protecting environmentally sensitive areas.

#### Reasonableness/Public Interest:

Whether an approval of the zoning map amendment is reasonable and in the public interest.

The OI District is immediate adjacent to the site, including a lot that was rezoned to a Transitional Office (TO) District in 2015.

### Recommendation

**Staff Recommends Approval:**

The Planning & Development Department recommends approval of the request to rezone this 7.2-acre area to the OI District.

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

### Report Preparation

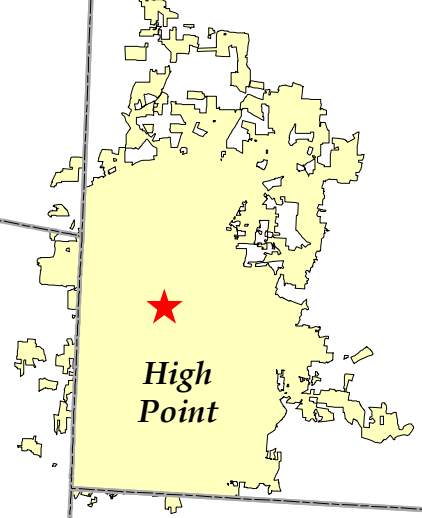
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

# LOCATION MAP

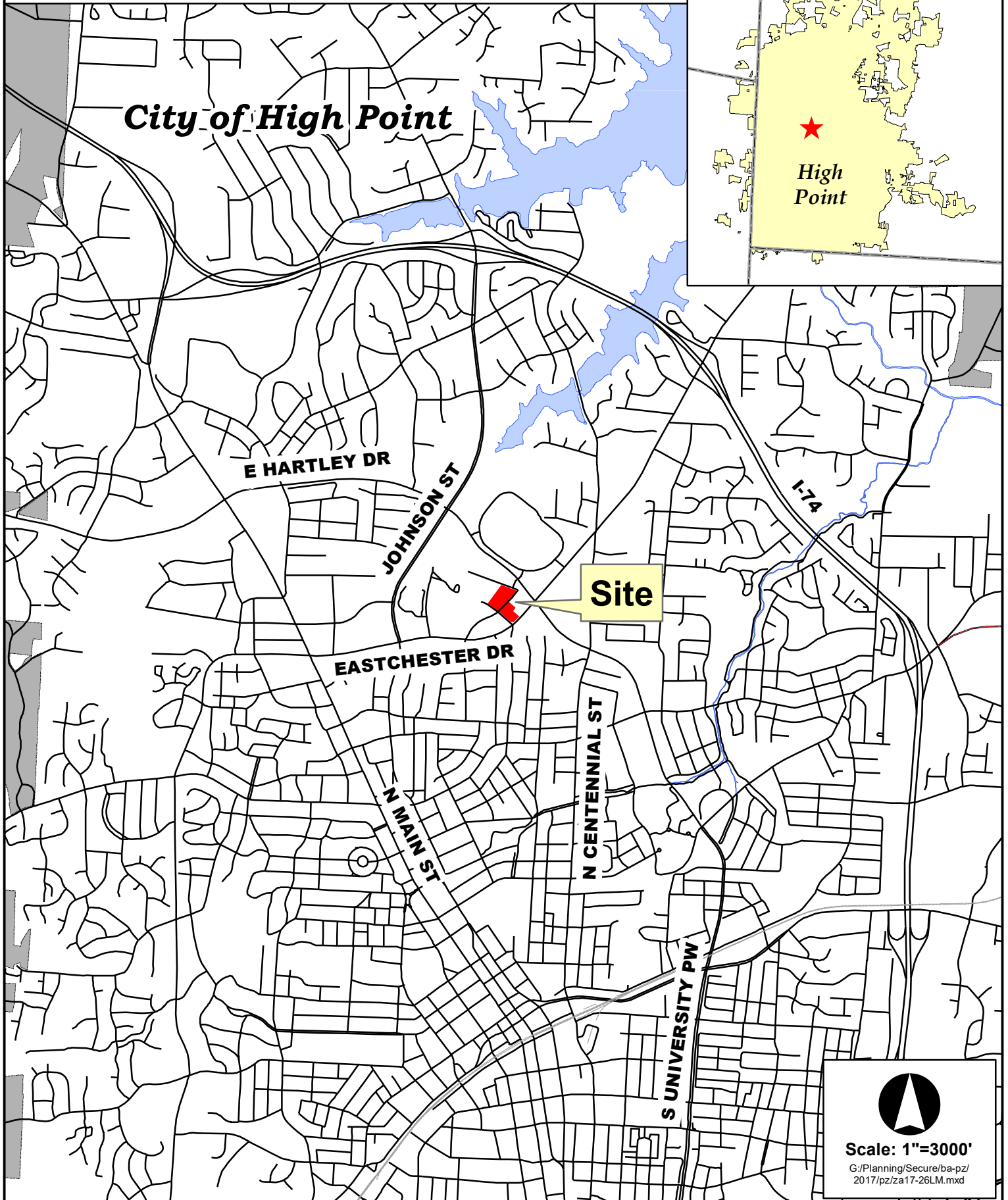
ZONING MAP AMENDMENT ZA-17-26

Applicant: HEAL-OUR-HEROS

## Vicinity Map

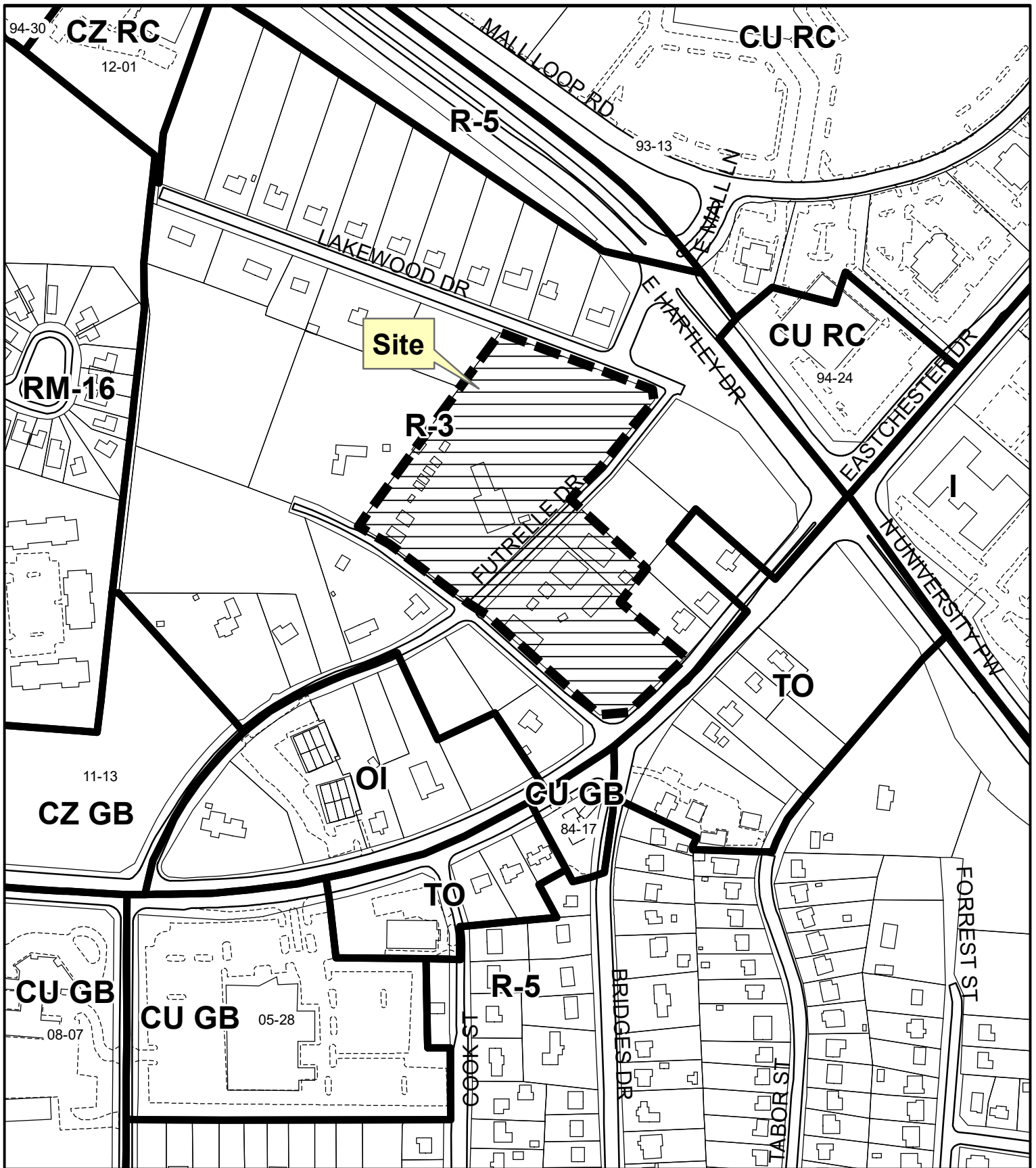


## *City of High Point*



Scale: 1"=3000'

G:\Planning\Secure\ba-pz/  
2017\pz\za17-26LM.mxd



## ZONING MAP AMENDMENT ZA17-26

**From: Residential Single Family-3 (R-3)**  
**To: Office & Institutional (OI)**

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

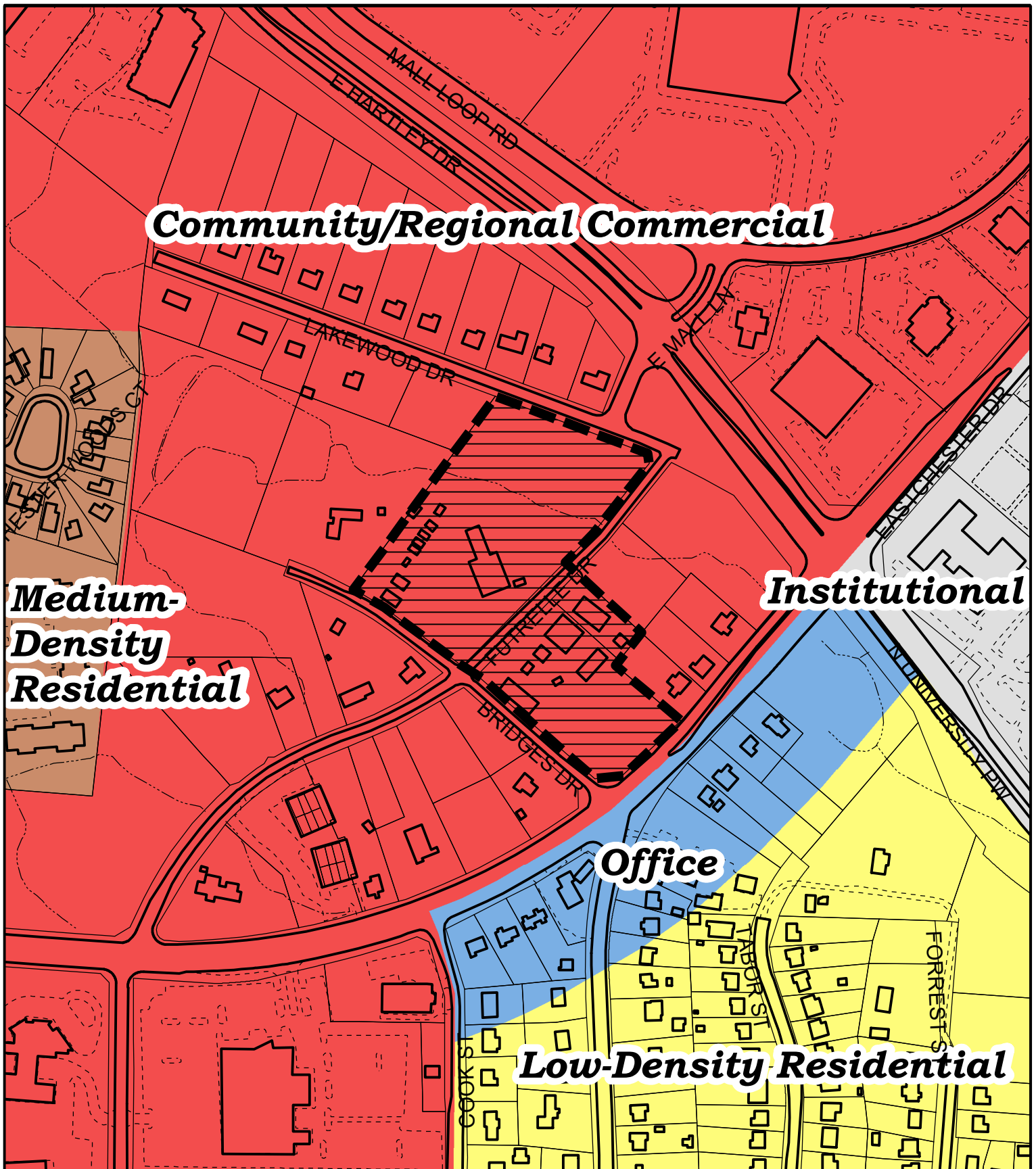
**Planning & Development  
 Department**

**City of High Point**



**Scale: 1"=300'**  
 G:\Planning\Secure\ba-pz/  
 2017\pz\za17-26.mxd





## ZONING MAP AMENDMENT ZA-17-26

Land Use Plan

Existing Land Use Plan  
Subject Property Boundary

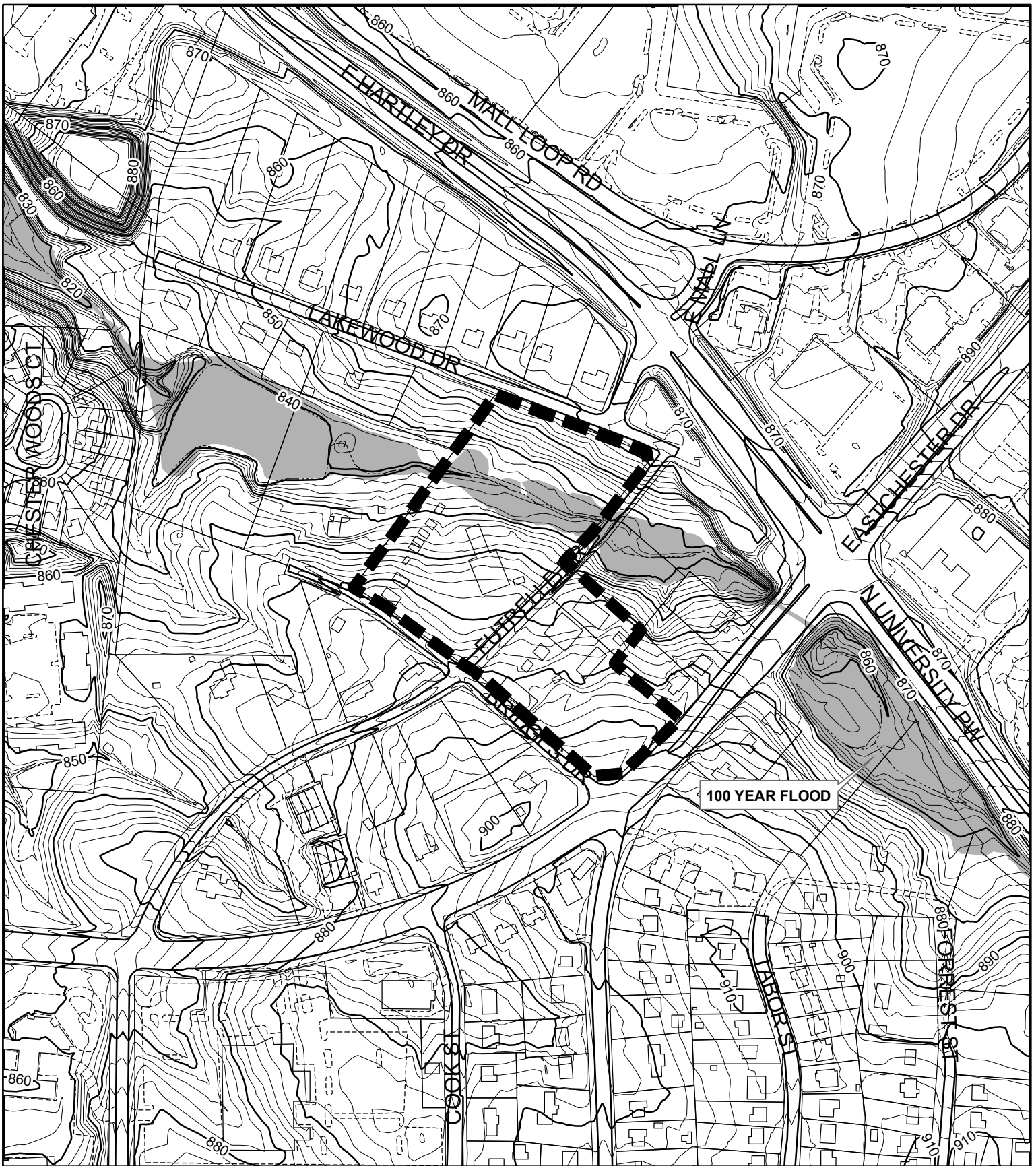


Planning & Development  
Department

City of High Point



Scale: 1"=300'  
G:\Planning\Secure\ba-pz/  
2017\pz\za17-26lu.mxd



# ZONING MAP AMENDMENT ZA-17-25

## Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point



Scale: 1"=300'

G:\Planning\Secure\ba-pz/  
2017\pz\za17-25\topo.mxd



# ZONING MAP AMENDMENT ZA-17-26





AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE 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;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 12, 2017 and before the City Council of the City of High Point on January 16, 2018 regarding **Zoning Map Amendment Case 17-26 (ZA-17-26)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on December 3, 2017, for the Planning and Zoning Commission public hearing and on January 3, 2018 and January 10, 2018, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **January 16, 2018**.

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

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Office Institutional (OI) District**. The property is approximately 7.2 acres and lying at the northeastern and southeastern corner of Bridges Drive and Futrelle Drive. The property is also known as Guilford County Tax Parcels 0199739, 0199674 and 0199680.

**SECTION 2.**

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 3.**

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4.**

This ordinance shall become effective upon the date of adoption.

\_\_\_\_<sup>th</sup> day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

**Citizens Information Meeting Report  
Zoning Map Amendment 17-26  
Special Use 17-02**

Submitted by: Gareth Beane, on behalf of Heal our Heroes

## **Report City Information Meeting November 28, 2017 at 6:30 PM**

This meeting was held at the John Wesley Camp facility at 1500 Bridges Drive, High Point, NC 27262. There were 12 people in attendance, 3 of which were property owners as follows:

Debbie Darby (Property owner)

Jim Potts (Property owner)

Peggy Cook (Property owner)

Also in attendance were:

Bob Uber (President/Founder of Heal Our Heroes)

Bev Hakki (Assistant Camp Director of Heal Our Heroes)

Dennis Borugian (Heal Our Heroes volunteer)

Garet Beane (Heal Our Heroes volunteer)

Bob Harvey (High Point Community Member)

Don and Phyllis Price (High Point Community Members)

Kyle and April Case (High Point Community Members)

The handwritten sign-in sheet is attached.

A notification letter was sent out on November 18<sup>th</sup> 2017 to the 37 parties that the city supplied to HOH. The notification letter is attached. Included in the letter HOH sent to all neighbors was the required statement provided by the City of High Point.

Bob Uber opened the meeting with a restatement of the purpose of the meeting, a synopsis of the rezoning process, and encouraged all in attendance to ask questions throughout the meeting. He then gave the history of Heal Our Heroes (HOH), how HOH heard of the availability of the John Wesley Camp (JWC) and everything that has happened to get us to this point. During his presentation, he made the following statements:

- The camp has been mostly vacant for years and neighbors complain of unsavory things happening on the property due to lack of management of the property. This is a place where the eyes of the city don't see. This can lead to bad things happening on property. We want to change that.
- The city needs and wants a veteran's organization to serve vets.
- It is hard for veterans to transition from combat/service back into a community

- Outdoor environments and group outings are therapeutic to veterans as they transition back to the community.
- explained that the mission of HOH is to Honor, Heal, and Hire veterans back into our community.
- As a Vietnam combat veteran, he has experience with this and has a passion for serving fellow veterans.
- HOH is not a church but it is a faith based organization. He believes that in Jesus, all things are possible.
- Goal is to get all veterans an education and employed.
- Partnership with GTCC is strong and many other orgs are asking to partner with HOH.
- Bob mentioned using the property to serve millennial veterans with car shows, concerts, armed forces days, 9/11 banquets etc.

Bev Hakki then spoke and made these statements:

- Introduced herself as an experienced nurse and social worker.
- She has worked with veterans in the past and understand their needs upon returning from service back to society.
- HOH will help struggling vets return to community.
- Vets struggle with concentration and lack of structure when coming back to community. HOH will give this structure.
- HOH has partnerships with many community orgs including United Way, Toastmasters, churches, High Point University, etc.
- HOH will accept veterans that are registered at GTCC or another community college.
- Will work with faith based orgs to have concerts, pot-luck meals, and community events.
- HOH will produce good employees for local businesses.
- When this format is successful, other communities across the country will duplicate it.
- HOH has full support of Chief of Police and intends to host police shift changes and coffees for the police to further their support and keep our property safe.
- HOH is a Board run organization. They have a strong Board that includes the Dean of GTCC High Points campus. We report to our board and the requirements of our lease.

### **Questions and Comments from Property Owners:**

Peggy Cook: Mentioned that noise is a concern of hers. But she agrees with what HOH is doing and will support their efforts and not complain about noise as long as it is not inappropriate or late at night.

- Bob and Bev thanked her for her comment and assured her that it is part of HOH's lease to not have any inappropriate music. They will aim to have concerts concluded in the 9pm hour. They invited Peggy to all concerts and events and offered to help with transportation. Peggy thanked them and assured them that she won't have any issues. She mentioned that change is difficult for her but that she will support all of HOH's efforts.

Debbie Darby: Mentioned that she has late working hours and has noticed unsavory behavior on property recently. She has noticed people drinking out of paper bags on the property.

- Bev and Bob thanked her for this observation. They asked for her to call them if they ever see this again. They hadn't heard about this in the past and will try to make sure it doesn't happen again. HOH isn't housing any student veterans yet but when it is housing veterans they will have strict rules against this kind of behavior.

Peggy Cook: Complained of spot lights on HOH property are bright on her property.

- Bev and Bob thanked her for speaking up. They will readjust them. They emphasized to Peggy to always let them know of concerns like this and they will fix quickly.

Peggy Cook: mentioned that when the JWC property was rezoned in the past, her taxes went up. Then after the rezoning went back to residential, her taxes went back down.

- Bob responded that we aren't rezoning her property, just the camps property. He mentioned that that was a good point. The beautification that we are doing to camp will impact all neighbors positively since making our property prettier may also increase their property value. This is a win win for everyone. He mentioned that this will be transformational for everyone close to this property.
- Bev also included that HOH intends to make this a beautiful property to be compared to HPU or the furniture market. She discussed plans for the terrace on the hill and improving that with functioning gardens and pretty landscaping.
- Bob told of plans of demolishing the big building and making that a parking lot while also repurposing a lot of the material. Getting rid of moldy roofs etc.

Debbie Darby mentioned that she loves the idea and is in complete support.



Jim Potts: Mentioned his support of the plans. He mentioned that many of the trees on the property were planted by veterans many years ago for a separate project.

Jim also asked how many rooms.

- Bob responded that HOH will start with 15 beds and grow to maybe 30 or more when all renovation is complete. He also mentioned the intent to also serve female veterans when we are ready.

Debbie: Mentioned that our plans sounds similar to a program her dad was a part of called CCC. They were veterans that came together during recession and built the Blue Ridge Parkway. She's fully supportive.

Peggy: asked what needs to be done for us to get the zoning.

- Dennis responded with next steps based on his experiences as the planning and zoning committee chairman. He mentioned that this will go before the P&Z committee and then in front of City Council.

Amy: Asked if transportation will be an issue.

- Bob mentioned that GTCC students get 2 bus passes a day.
- Also, parking will be taken care of after building is demolished.
- Lastly, we have a partnership with Thomas Bus and they would like to provide us a bus when we are in a position to need it.

Peggy asked if we sent a letter about meeting to all neighbors.

- Bob responded that we sent letters to all the list of neighbors provided by the City.

November 18, 2017



Dear Neighbor,

The purpose of this letter is to notify you of a citizen information meeting being held concerning a request for rezoning the property located at 1500 Bridges Drive, High Point, NC 27262 (formerly known as the John Wesley Camp). The meeting will be held at the camp's dining hall on Tuesday, Nov. 28<sup>th</sup> at 6:30 pm.

Heal our Heroes is a non-profit organization that has leased the camp. We provide services to military veterans and work with local educational institutions, employers, and the community to Honor, Heal, and Hire our veterans.

We have applied to have the property rezoned from an R-3 zone to an Office & Institutional zone with the City of High Point. At the citizens informational meeting you will be able to meet with me, my staff, learn more about our plans and have the opportunity to ask any questions that you may have. If you cannot make it to the meeting and have any questions or concerns, feel free to email us at [HealOurHeroes@gmail.com](mailto:HealOurHeroes@gmail.com) or call me on my cell at 336-430-8414.

You have probably already noticed much of the progress at camp cleaning up the property and making it more inviting for our veterans and our community. Our goal is to serve the veterans that have served our country. In achieving this goal, we plan to be great neighbors to you and our community for many years to come.

Thank you for your consideration.

Sincerely,

Bob Uber  
Founder/President  
Heal Our Heroes

1500 Bridges Drive, High Point, NC 27262  
Tax ID 46-2087180  
[www.HealOurHeroes.org](http://www.HealOurHeroes.org)  
336-430-8414

# Heal our Heroes

11/28 Meeting

Name:	Email	Phone
Dennis Borugian	BORUGIAN1@yahoo.com	336 888 5193
Garet Beane	GaretBeane@yahoo.com	336 317-4128
BOB HARVEY	REHARVE@gmail.com	336-601-6122
Debbie Darby	ddarby77@yahoo.com	336-972-4402
Don & Phyllis Price		
Jim Potts	JimPotts301@Gmail.com	336 476-6868
Peggy Cook		<del>88</del> 841 7300
{ April Case	april.nicole.case.17@gmail.com	(336) 782-0722
{ Kyle Case		