

# 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

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### 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  
SPECIAL USE PERMIT 17-02  
December 12, 2017**

<b>Request</b>	
<b>Applicant:</b> Heal-Our-Heroes	<b>Owner:</b> John Wesley Camp Association
<b>Proposal:</b>	A Special Use request to allow a Major Social Service Facility use type in the Office Institutional (OI) 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 Number</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

Relevant Land Use Policies and Related Zoning History	
<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 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>

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Eastchester Drive	Major Thoroughfare	235 feet
	Bridges Drive	Local	750 feet
	Futrelle Drive	Local	
<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
<b>Comments:</b>	<p><u>Access:</u> Access to the site will be from Bridges Drive and Futrelle Drive. No access from Eastchester Drive shall be permitted.</p> <p>The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.</p>		

#### School District Comment

Not applicable to this zoning case.

#### Details of Proposal

The applicant has submitted a special use application to permit the conversion of the former John Wesley religious camp into a major social service facility catering to veterans. The social service use type falls under the residential use classification and is defined as a facility with support and supervisory personnel that provides temporary room and board, housekeeping, personal care, or rehabilitation services for those needing emergency services, post-incarceration services, or drug or alcohol rehabilitation assistance (but not including those with mental illness who are dangerous to others). Facilities that provide assistance to seven (7) or more are classified as major social service uses. Social service facilities are permitted in the Residential Multifamily 26 (RM-26), Office Institutional (OI), General Business (GB) and Institutional (I) Districts. However, a major social service facility requires a special use permit in these districts.

#### Staff Analysis

The applicant, Heal-Our-Heroes, seeks to repurpose the John Wesley Camp into a veteran's resource center. The intent is to house student veterans attending GTCC for as long as they are enrolled in school. Existing buildings of the former camp are proposed to be renovated and reused in the following manner:

- Housing
- Offices
- Computer lab
- Assembly/meeting hall
- Caretaker cottage and maintenance staff cottage
- Storage structures

In conjunction with this application, a plan was submitted that depicts the use and location of structures on the site.

The site is located along a segment of the Eastchester Gateway Corridor that the Land Use Plan classified for commercial development. Current uses along this segment of the corridor contain a mixture of commercial uses, vehicle establishment uses, office and personal services uses, single family dwellings and some vacant parcels. The current Land Use Map classification supports higher intensity development.

### Findings

A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the special use review process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis. Section 2.4.11 of the Development Ordinance requires that certain findings be made before a Special Use Permit may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

#### **Will not materially endanger the public health or safety if located where proposed.**

<b>Compliance</b>	<ul style="list-style-type: none"><li>❖ The current Land Use Map classification supports higher intensity commercial type development, with greater traffic impacts, than the requested social service use. Staff has not identified any public health or safety issues the requested social service use would have on adjacent properties.</li><li>❖ Except for the occasional use of the auditorium facility a few times a year, the structures on the site are currently vacant and in a state of disrepair. The allowance of the requested social service use will provide a presence of daily activity that will discourage vagrancy and vandalism of these structures.</li></ul>
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#### **Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.**

<b>Compliance</b>	<p>The Development Ordinance requires a social service facility use to meet the following standards:</p> <ol style="list-style-type: none"><li>1. At least 50 square feet of gross floor area shall be provided for each person being housed or sheltered at the facility. <u>Compliance:</u> As part of site plan review and building permit review, this minimum area requirement shall be enforced.</li><li>2. The facility operators shall provide continuous on-site supervision during the hours of operation through employees and/or volunteers. <u>Compliance:</u> The applicant is aware of this requirement and compliance is an on-going requirement of the permit.</li></ol>
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#### **Will not substantially injure the value of the abutting land, or the special use is a public necessity;**

<b>Compliance</b>	The requested special use proposes to reuse a former camp that has been vacant or underutilized for several years. Additionally, the applicant's focus on supporting military veterans will provide a needed public service. Staff has not identified any evidence that the reuse of the former camp will substantially injure abutting lands.
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**Will be in harmony with the area in which it is to be located.**

<b>Compliance</b>	The proposed social service facility use will provide housing and support services for veterans. The requested reuse of the property is similar to the previous camp use, except that the facility is proposed to be operational year-round.
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**Is in general conformity with the City's adopted policy guidance.**

<b>Compliance</b>	<p>Adopted policy documents speak to:</p> <ul style="list-style-type: none"><li>• Putting a greater emphasis on work force preparedness, such as local education and job training, with community colleges and technical schools playing a key role (Obj. 6A – Community Growth Vision Statement).</li><li>• Supporting a wider range of retail or service uses intended to serve the entire community (Land Use Map – Community/Regional Commercial land use designation).</li><li>• Providing a wide range of housing options, promoting an urban growth pattern that occurs in an orderly fashion and promoting revitalization of older neighborhood through new residential investments (Goal #3 &amp; 5 and Obj.#4 Land Use Plan).</li></ul> <p>The proposal to establish a major social service facility use is generally supported by and in conformance with adopted policy guidance documents.</p>
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**Recommendation**

**Staff recommends approval**

The Planning and Development Department recommends approval of the request to permit a Major Social Service Facility Use in the Office Institutional (OI) District and the accompanying Special Use Permit.

**Report Preparation**

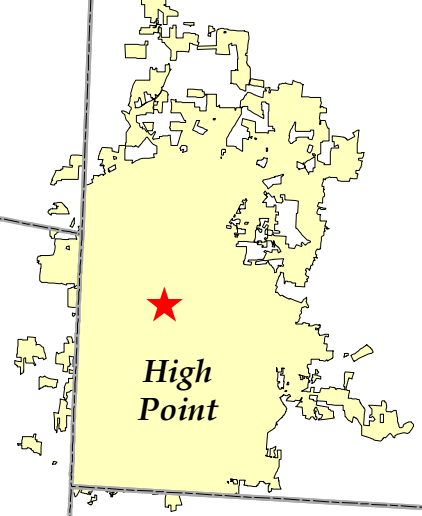
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

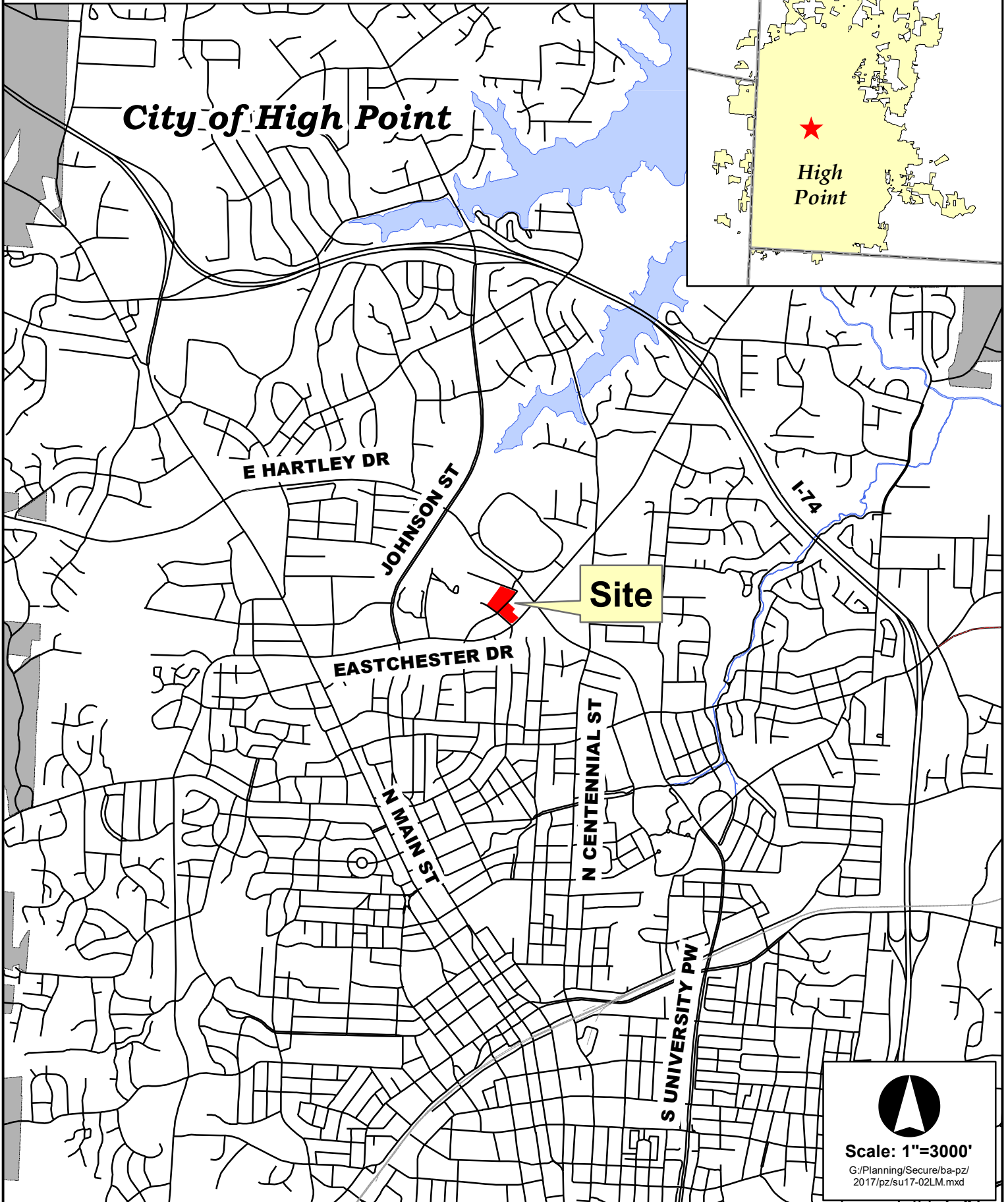
SPECIAL USE SU-17-02

Applicant: HEAL-OUR-HEROS

## Vicinity Map



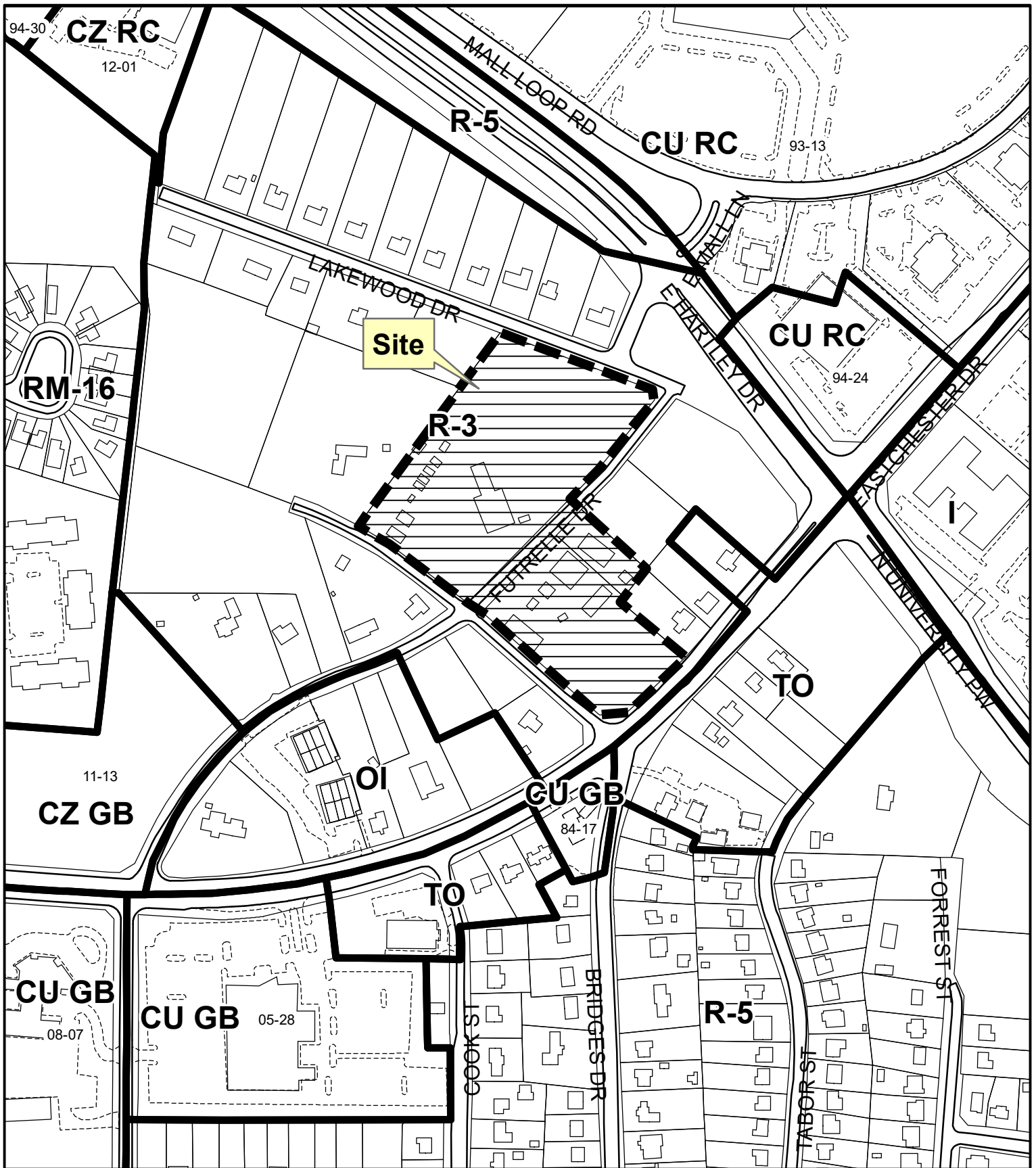
## *City of High Point*



Scale: 1"=3000'

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## SPECIAL USE PERMIT SU-17-02

**Request: To permit a Major Social Service Facility**

**Existing Zoning Boundary**  
**Subject Property Boundary**



**Planning & Development  
 Department**

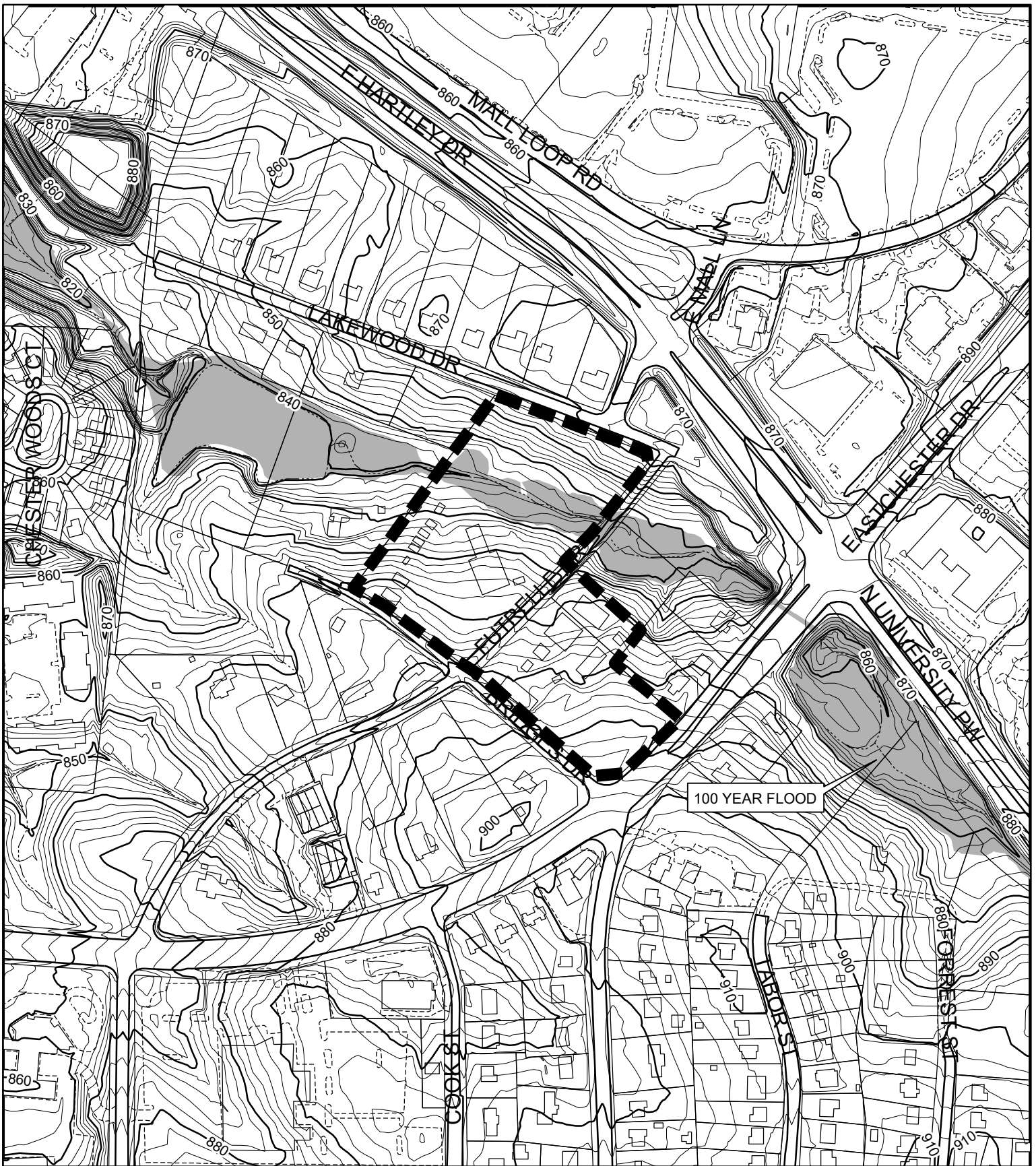
**City of High Point**



**Scale: 1"=300'**

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## SPECIAL USE PERMIT SU-17-02

### Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point



Scale: 1"=300'

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**SPECIAL USE SU-17-02**





**SPECIAL USE 17-02  
CITY OF HIGH POINT, NORTH CAROLINA**

**December 12, 2017**  
**(Submitted)**

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 2.4.11, SPECIAL USE, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

**USE:**

Major Social Service Facility

**CONDITIONS:**

1. Development of the site shall be generally consistent with the attached SUP Sketch Plan.
2. Access: Access to the site will be from Bridges Drive and Futrelle Drive. No access from Eastchester Drive shall be permitted.
3. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

**DESCRIPTION OF PROPERTY:**

The property is approximately 7.2 acres 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.

This Special Use and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use approval shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

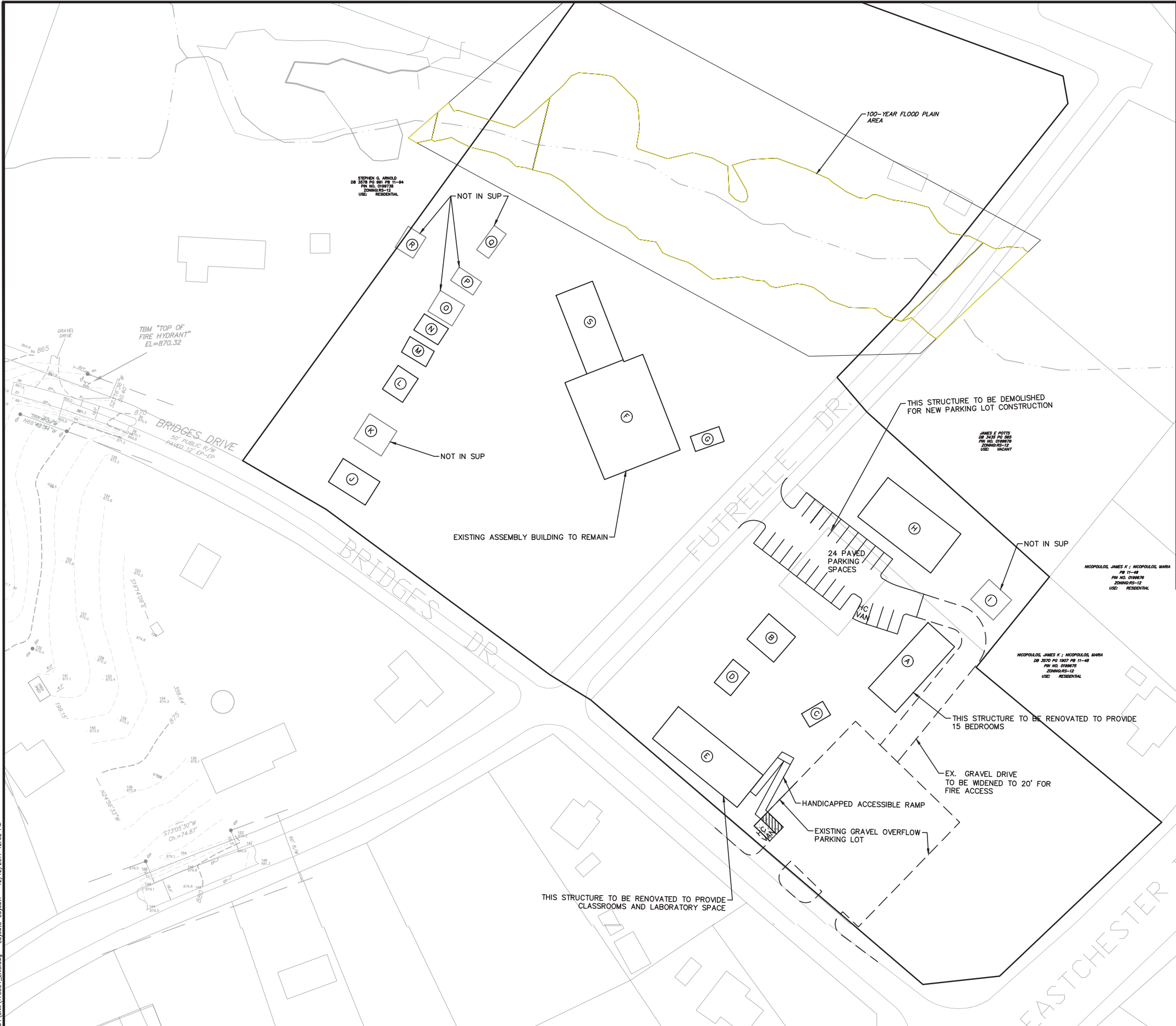
SPECIAL USE PERMIT 17-02 AND THE ACCOMPANYING AMENDED SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE XX DAY OF JANUARY, 2018.

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Lisa B. Vierling  
City Clerk

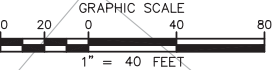
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Date



- GENERAL NOTES:
- OWNER: JOHN WESLEY CAMP ASSOCIATION  
P.O. BOX 6003 HIGH POINT NC 27262
  - DEVELOPER: HEAL OUR HEROES  
1380 EASTCHESTER DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
(336) 430-8414  
CONTACT: BOB UBER  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA 27265  
0199739, 0199674, 0199680
  - ADDRESS OF SITE: 1500 BRIDGES DRIVE
  - PARCEL ID: 0199739, 0199674, 0199680
  - DEED BOOK/PG: PB 40 PG 30
  - CURRENT ZONING: RS-12
  - AREA OF TRACT: 4.90 ACRES, 0.39 ACRES AND 1.98 ACRES
  - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAPS BY OTHERS - NO FIELD WORK OR SURVEYS BY DAVIS MARTIN POWELL AT THIS TIME.
  - THIS PROPERTY IS LOCATED WITHIN A DETAILED FLOOD HAZARD AREA AS SCALED FROM MAPS BY FEMA DATED MARCH 16, 2009, 2009. SEE COMMUNITY PANEL #3710689100K.
  - UNDERGROUND UTILITIES WHERE NOT DISCERNABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC...) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS. SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL EXPLORE AHEAD OF ALL WORK TO VERIFY UTILITY LOCATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NOT ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL COORDINATE REMOVAL OF ANY UTILITY WITH THE UTILITY PROVIDER.
  - CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER ANY NEW SERVICE (ELECTRICAL, GAS, TELEPHONE, SANITARY, ETC...)
  - ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED CONSTRUCTION DEBRIS LANDFILL. NO MATERIAL WILL BE ALLOWED TO BE BURIED ON SITE.

- SITE LEGEND
- (A) 15 ROOM DORMITORY
  - (B) OFFICE
  - (C) BATHHOUSE-LAUNDRY
  - (D) COMPUTER LAB.
  - (E) CLASSROOM/LABORATORY SPACE
  - (F) 500 SEAT ASSEMBLY/MEETING HALL
  - (G) BATHHOUSE
  - (H) DINING HALL
  - (I) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (J) MAINTENANCE MANAGERS COTTAGE
  - (K) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (L) STORAGE/WORKSHOP BUILDING
  - (M) STORAGE
  - (N) EXISTING BATHHOUSE
  - (O) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (P) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (Q) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (R) WESLEY CAMP BUILDING - NOT INCLUDED IN SUP
  - (S) FUTURE DORMITORY 1st FLOOR(12 ROOMS), 2nd FLOOR ASSEMBLY



REV	DATE	DESCRIPTION	BY	PROJECT	170304
1	12/12/17	UPDATE BUILDING USES		DATE	OCT. 2017
2				DESIGNED	
3				DRAWN	
4				CHECKED	
5				SCALE	AS NOTED
6				SURVEYED	N/A

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



DAVIS • MARTIN • POWELL  
ENGINEERS & SURVEYORS

6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

CONCEPT SITE PLAN  
HEAL OUR HEROES  
1500 BRIDGES DRIVE  
HIGH POINT, NORTH CAROLINA

SHEET NO.



OF \_\_\_\_