

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-11
(Elfrida Mensah and Natasha Kay Kroma)

From: Lee Burnette, Planning & Development
Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and
September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by Elfrida Mensah and Natasha Kay Kroma to rezone approximately 1.3 acres from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Residential Single Family-3 (R-3) District. The site is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

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 this request, as outlined in the attached staff report.
- B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-11. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Elfrida Mensah and Natasha Kay Kroma

Zoning Map Amendment 18-11

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to establish an initial City zoning of Residential Single Family – 3 (R-3) District on an approximate 1.3-acre parcel. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie and Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speakers on the request:

The applicant, Ms. Elfrida Mensah, 5625-D Hornaday Road, Greensboro, spoke. Ms. Mensah was available to address any questions from the Commission.

No one else spoke to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the requested R-3 District is consistent with the Low Density Residential designation.

The Planning & Zoning Commission adopted this statements by a vote of 6-0.

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 18-11, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-11
August 28, 2018**

Request	
Applicant: Elfrida Mensah and Natasha Kay Kroma	Owners: Elfrida Mensah and Natasha Kay Kroma
Zoning Proposal: To annex and apply initial City zoning	From: AG Agricultural District
	To: R-3 Residential Single Family - 3 District

Site Information	
Location:	The site is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road).
Tax Parcel Numbers:	Guilford County Tax Parcel 0157583
Site Acreage:	Approximately 1.3 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is relatively flat, has been previously cleared and has no noteworthy physical features.
Water and Sewer Proximity:	A 12-inch City water line and a 24-inch City sewer line lie adjacent to the site along Penny Road.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the City Lake Critical Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	City Lake Critical Watershed Area (WCA) – Tier 4

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>) Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwelling
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped
East:	PNR	Parks and Recreation District (<i>Town of Jamestown</i>)	Jamestown Park
West:	CU R-3	Conditional Use Residential Single Family – 3 District	Single family detached dwellings (<i>Meadowridge Subdivision</i>)
	CU RM-5	Conditional Use Residential Multifamily – 5 District	Single family attached dwellings (<i>Eagle Glen Subdivision</i>)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. This classification is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the goals and objectives of the Land Use Plan, nor does it promote those goals and objectives.
Relevant Area Plan:	Not applicable
Zoning History:	There has been no recent zoning activity in this area. The residential subdivisions along the west side of Penny Road, and to the south along the east side of Penny Road, were annexed and granted residential zoning (CU-RM-5, CU R-3 and R-3 Districts) in the mid-1990s. The most recent zoning occurred in 2009 when a City utility substation, 400 feet to the north of the site, was annexed.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Penny Road		Major Thoroughfare	175 ft.
Vehicular Access:	Driveway access from Penny Road			
Traffic Counts: (Average Daily Trips)	Penny Road		11,000 AADT (2015 NCDOT Counts)	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis:	Required		TIA Comment	
	<u>Yes</u>	<u>No</u> X	Not applicable	
Comments:	<u>Right-of-Way Dedication:</u> The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the existing centerline of Penny Road. 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.			

School District Comment				
Guilford County School District				
Local Schools:	Projected Enrollment: (2018 - 2019)	Maximum Design Capacity:	Mobile Classrooms:	Projected Additional Students:
Florence Elementary	676	972	11	0 - 1
Welborn Middle School	395	690	0	0 - 1
Southwest Middle School (choice zone)	1,247	1,223	10	---
Andrews High School	695	1,254	0	0 - 1

Southwest High School (choice zone)	1,598	1,506	11	---
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom and is not inclusive of capacity reduction from programmatic utilization.				

Details of Proposal

The applicant has requested to annex and zone this 1.3-acre parcel in order to have access to City utilities, and thereby facilitate the development of a single family home.

Staff Analysis

The Land Use Map designates this portion of the City's Planning Area for Low Density Residential uses. The requested R-3 District is consistent with Land Use Map designation and is compatible with City zoning that has been established in this area.

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 R-3 District is consistent with the Low Density Residential designation.

Reasonableness/Public Interest:

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

The other properties within in the City on the east side of this segment of Penny Road are similarly zoned.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval to establish R-3 District zoning on this 1.3-acre parcel. The requested R-3 District is compatible with the surrounding area and in conformance with adopted plans.

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

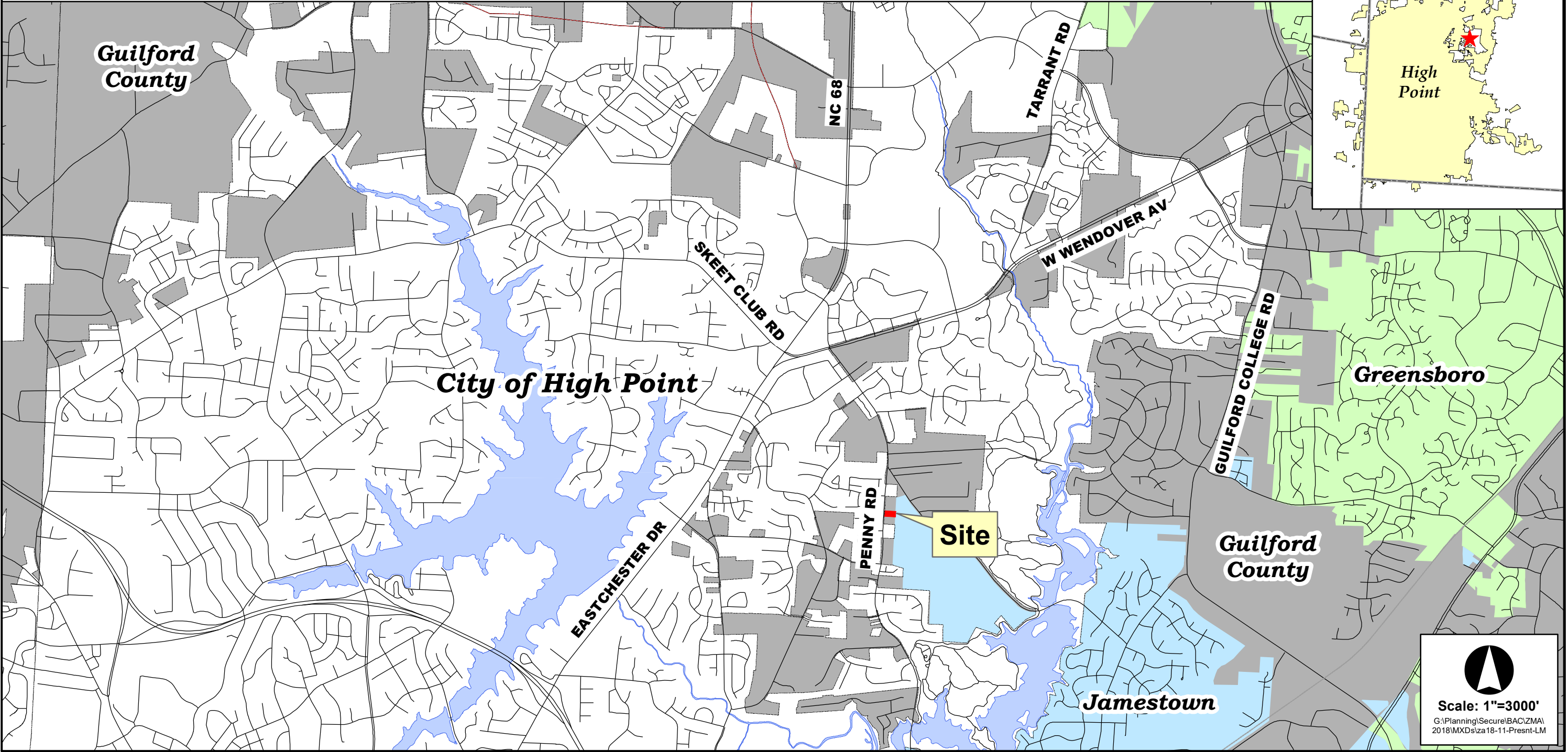
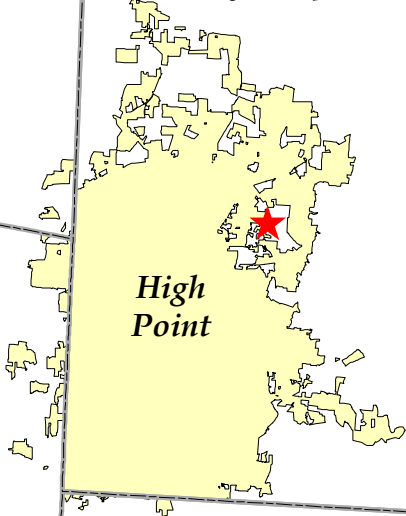
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-11

Applicant: Elfrida Mensah & Natasha K. Kroma

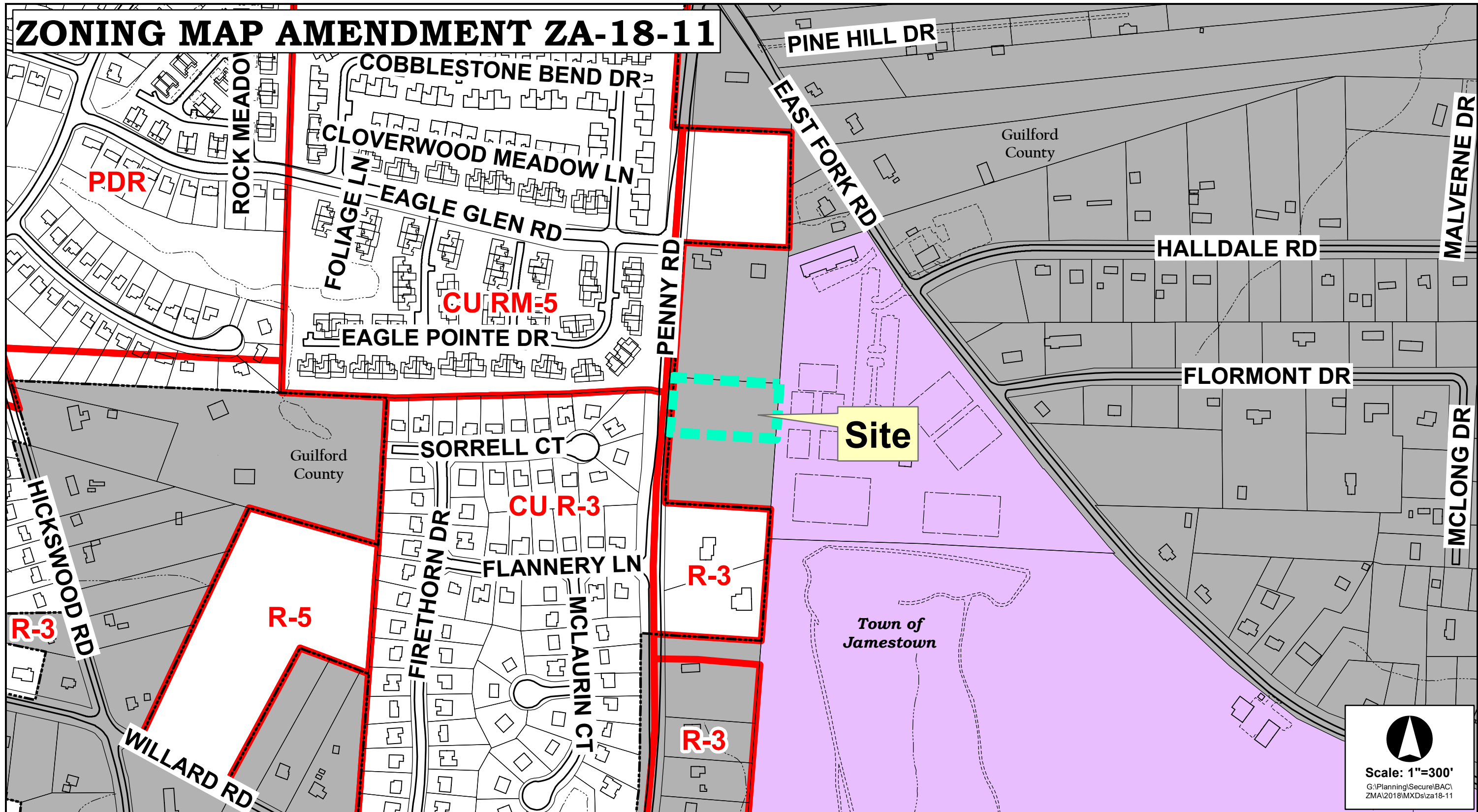
Vicinity Map



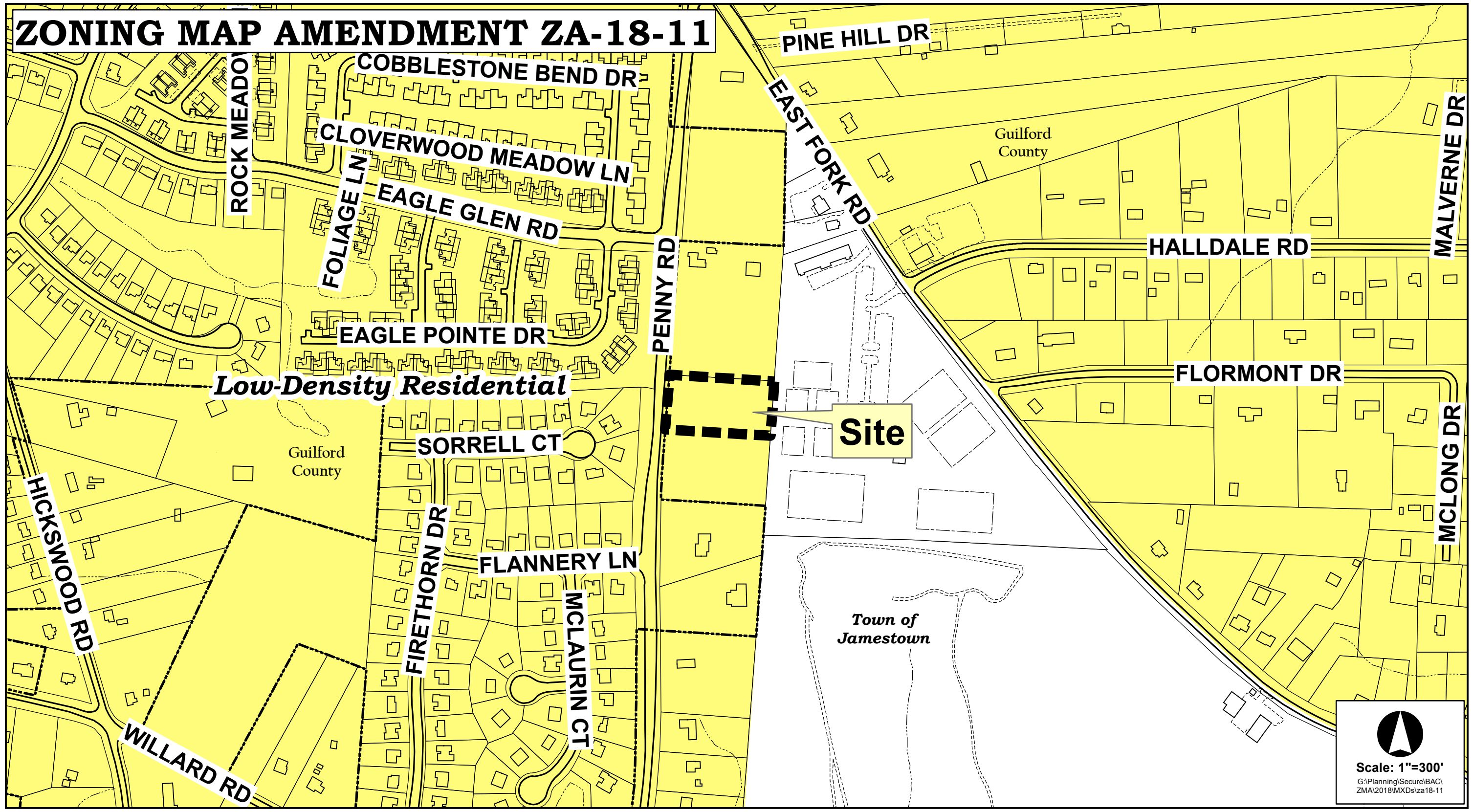
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ZONING MAP AMENDMENT ZA-18-11



ZONING MAP AMENDMENT ZA-18-11

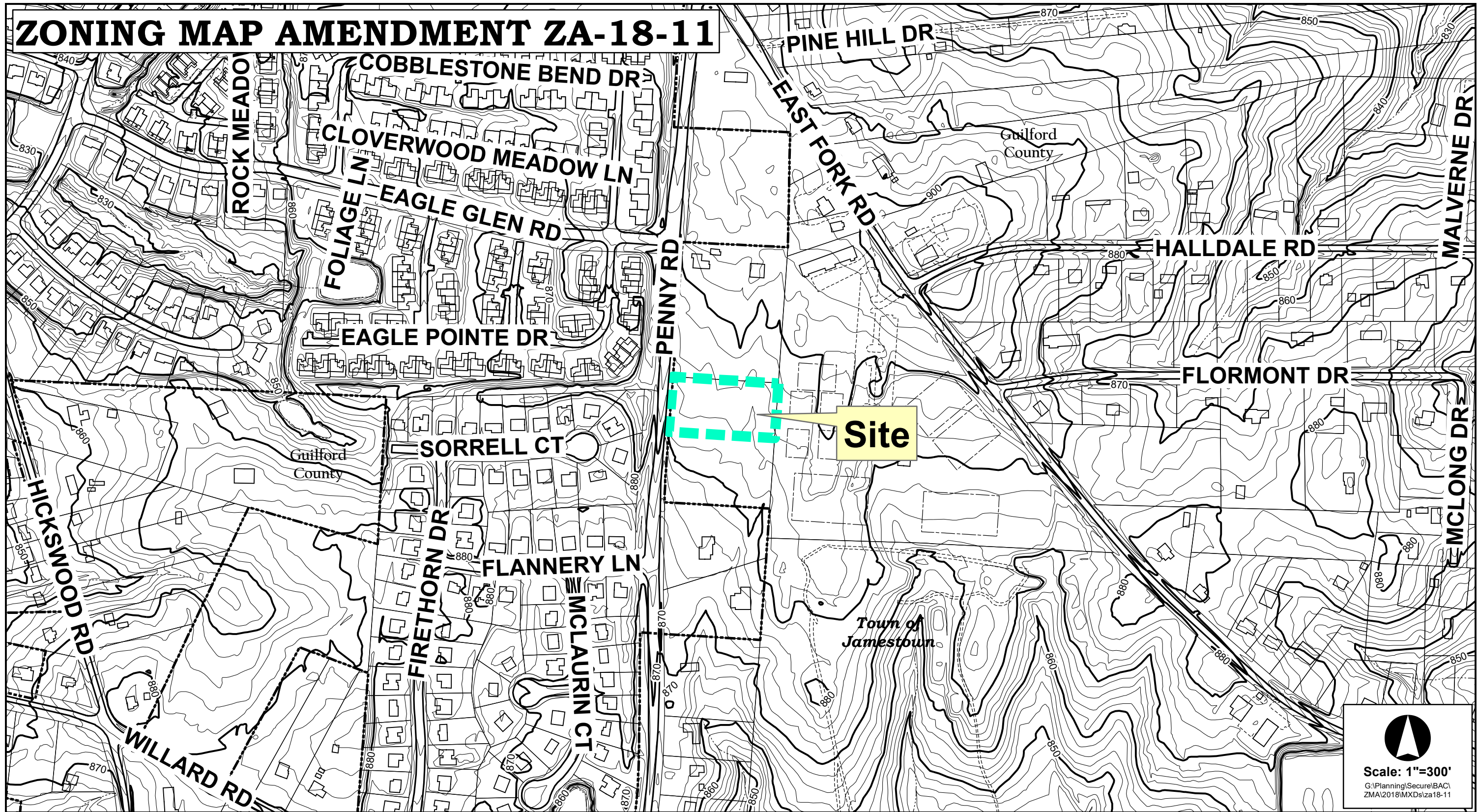


Low-Density Residential

Site

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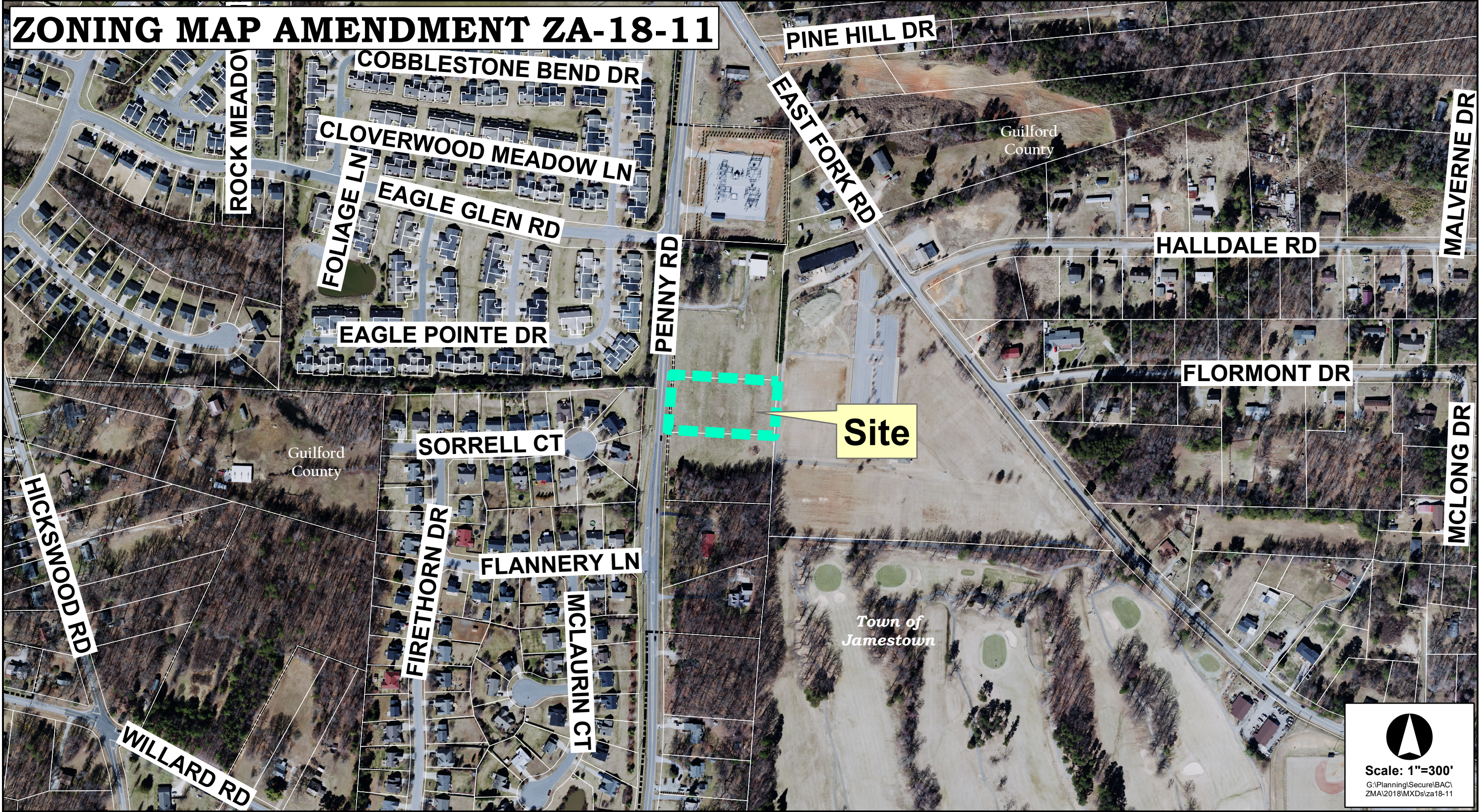
ZONING MAP AMENDMENT ZA-18-11



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ZONING MAP AMENDMENT ZA-18-11



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 August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-11 (ZA-18-11)** 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 August 19, 2018, for the Planning and Zoning Commission public hearing and on September 5, 2018 and September 12, 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 **September 17, 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: **Residential Single Family – 3 (R-3) District**. The property is approximately 1.3 acres and lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (1630 Penny Road). The property is also known as Guilford County Tax Parcel 0157583.

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.

____th day of XXXXXXXXXX xx, 2018.

Lisa B. Vierling, City Clerk



Citizens Information Report

Zoning Map Amendment ZA-18-11

Submitted by Elfrida Mensah



1630 PENNY ROAD

SUMMARY OF NEIGHBORHOOD COMMUNICATION

- In lieu of a neighborhood meeting the attached letter was sent on July 30, 2018 to all property owners on the attached mailing list provided by the Planning Department
- The letter informed of the annexation and re-zoning to a Residential Single Family and invited the recipient to contact the applicant with any questions
- As of today (8/8/18) I have not been contacted by any of the neighbors who were sent the attached letter.

5625 HORNADAY RD UNIT D
GREENSBORO NC 27409

July 29, 2018

Dear Neighbor:

My name is Elfrida Mensah and I have submitted a request to annex and establish City of High Point zoning on a 1.3-acre parcel that I own lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road (**see attached map**).

My application proposes to annex this parcel into the City of High Point and to rezone the parcel to a Residential Single Family – 3 (RS-3) District so that I can build one single family home on the site. The annexation and zoning request is only for my 1.3-acre parcel.

Per requirements of the City of High Point Development Ordinance, I am sending you this letter to invite you to contact me if you have any questions. If you have any questions, please feel free to give me a call at 336-549-2990.

Sincerely,

Elfrida Mensah

ROBERT E & MARY ANN
CHERRY
1634 PENNY RD
HIGH POINT NC 27265

EAGLE GLEN HOMEOWNERS
ASSOCIATION INC
222-6 SWING RD
GREENSBORO NC 27409

JUSTIN & SUSAN FOLTZ
1622 PENNY RD
HIGH POINT NC 27265

JOANN MARIE GRUBBS
3977 SORRELL CT
HIGH POINT NC 27265

NATHAN W & REBA W HAMILTON
2956 EAGLE POINTE DR
HIGH POINT NC 27265

VERONICA L HARRIS
2962 EAGLE POINTE DR
HIGH POINT NC 27265

TED & MILDRED KAY HENRY
3981 FLANNERY LN
HIGH POINT NC 27265

ALLISON E HUNSUCKER
2948 EAGLE POINTE DR
HIGH POINT NC 27265

KEVIN J WHITE
REVOCABLE TRUST
AGREEMENT 406 FOWLER CT
JOPPA MD 21085

DITRA C MILLER
2954 EAGLE POINTE DR
HIGH POINT NC 27265

JACK B & SHARON R PAGE
2942 EAGLE POINTE DR
HIGH POINT NC 27265

ARTHUR L & SONJA E
PATTERSON
3975 SORRELL CT
HIGH POINT NC 27265

LEA K RHODES
3978 SORRELL CT
HIGH POINT NC 27265

LUCY R ROBINSON
3979 FLANNERY LN
HIGH POINT NC 27265

MARSHALL A & KAREN WEST
ROWLAND
2950 EAGLE POINTE DR
HIGH POINT NC 27265

BONI J RUSSELL
2960 EAGLE POINTE DR
HIGH POINT NC 27265

DAVID L & SARA J SHANE
3980 SORRELL CT
HIGH POINT NC 27265

REBECCA H SMITH
2952 EAGLE POINTE DR
HIGH POINT NC 27265

ROBERT STALLINGS
3981 SORRELL CT
HIGH POINT NC 27265

MARC TEGER
2946 EAGLE POINTE DR
HIGH POINT NC 27265

LEE N THIEN
702 S STONEMAN AVE APT A
ALHAMBRA CA 91801

TOWN OF JAMESTOWN
301 EAST MAIN STREET
JAMESTOWN NC 27282

CHERYL R & JEFFREY R TURCOTTE
3979 SORRELL CT
HIGH POINT NC 27265

LISA B WALKER
3973 SORRELL CT
HIGH POINT NC 27265