

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-13
(Lee Bunemann)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 5, 2018

Public Hearing: Yes

Advertising Date: October 24 & 31, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by Lee Bunemann to rezone approximately 2.6 acres from the Low Density Residential (RS) District, within Davidson County's jurisdiction, to the Residential Single Family – 3 (R-3) District. The request consists of a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive, and a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley 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 September 25, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-13. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Lee Bunemann

Zoning Map Amendment 18-13

At its September 25, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 2.6 acres to the Residential Single Family – 3 (R-3) District. All members of the Commission were present except for 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:

Speaking in favor of the request was the applicant's representative, Mr. Marshall Morgan, 810 McNair Court, High Point. Mr. Morgan explained that Dr. Bunemann owns these two parcels that abut his home on Shadow Valley Road. He is selling the larger 2.3-acre parcel and a single family home is to be constructed on that lot. Because the soils on this property cannot support a septic system, he is requesting annexation and establishment of City zoning on the property so it can be connected to city utilities.

Planning & Zoning Commission Action

Consistency & Reasonableness Statements

The Commission stated that the request is consistent with adopted policy guidance because the requested R-3 District is consistent with the Low Density Residential Land Use Map designation applied to this area; and it is reasonable and in the public interest because adjacent properties in the City along this segment of Shadow Valley Road and Carolyndon Drive are similarly zoned.

The Planning & Zoning Commission *adopted these statements* by a vote of 8-0.

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 18-13, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-13
September 25, 2018**

Request	
Applicant: Lee Bunemann	Owners: Lee Bunemann
Zoning Proposal: To apply initial City zoning	From: RS Low Density Residential District (<i>Davidson County</i>)
	To: R-3 Residential Single Family- 3 District

Site Information	
Location:	The request consists of a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive and a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley.
Tax Parcel Numbers:	Davidson County Tax Parcels 01008D0000002A and 01008D00000013
Site Acreage:	Approximately 2.6 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is heavily wooded with a moderately sloping terrain.
Water and Sewer Proximity:	A 15-inch City sewer line lies adjacent to the site along Carolyndon Drive.
General Drainage and Watershed:	The site drains in a general southerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS	Low Density Residential District (<i>Davidson County</i>)	Single family dwelling
South:	R-3	Residential Single Family - 3 District	Single family dwelling
East:	R-3	Residential Single Family - 3 District	Single family dwelling
West:	RS	Low Density Residential District (<i>Davidson County</i>)	Single family swelling

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:	The following goal of the Land Use Plan is relevant to this request: 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.
Relevant Area Plan:	Not applicable
Zoning History:	There has been no recent zoning activity in this area. The abutting parcel at the northeast corner of Shadow Valley Road and Carolyndon Drive was annexed and granted City of High Point residential zoning in 1998. Adjacent properties within the city limits to the north along Shadow Valley Road, and to the east along Carolyndon Drive, were annexed and granted city zoning during the 1960s and 1970s.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Shadow Valley Road		Collector Street	450 ft.
	Carolyndon Drive		Local Street	215 Ft.
Vehicular Access:	Driveway access will be provided from Shadow Valley Road.			
Traffic Counts: (Average Daily Trips)	Shadow Valley Road		2,300 ADT (NCDOT 2015 traffic count)	
	Carolyndon Drive		Not Applicable	
Estimated Trip Generation:	Not Applicable			
Traffic Impact Analysis:	Required		TIA Comment	
	<u>Yes</u>	<u>No</u> X	Not Applicable	
Comments:	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
An impact statement was requested from the Davidson County School District, but no response was received as of the date of this report. It is not anticipated that one single family dwelling will substantially impact area schools.

Details of Proposal

The applicant owns an existing single family dwelling, within the City of High Point's corporate limits, at the northeast corner of Shadow Valley Road and Carolyndon Drive. He has purchased two abutting parcels that are the subject of this zoning request, an undeveloped 2.3-acre parcel to the north of the corner lot and an undeveloped 0.3-acre parcel to the southeast of this corner lot.

A single family dwelling is proposed to be constructed on the larger 2.3-acre parcel and the smaller 0.3-acre parcel is proposed to be added to the applicant's corner parcel. The applicant has submitted this zoning application and a corresponding annexation petition to facilitate the construction of a single family dwelling that will be connected to City utilities.

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, goals, objectives, and policies of the City's adopted policy guidance.

The R-3 District is consistent with the Low Density Residential Land Use Map designation applied to this area.

Reasonableness/Public Interest:

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

Adjacent properties in the City along this segment of Shadow Valley Road and Carolyndon Drive are similarly zoned.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval to establish a R-3 District zoning on a 2.6-acre parcel and a 0.3-acre parcel as described in this report. 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:

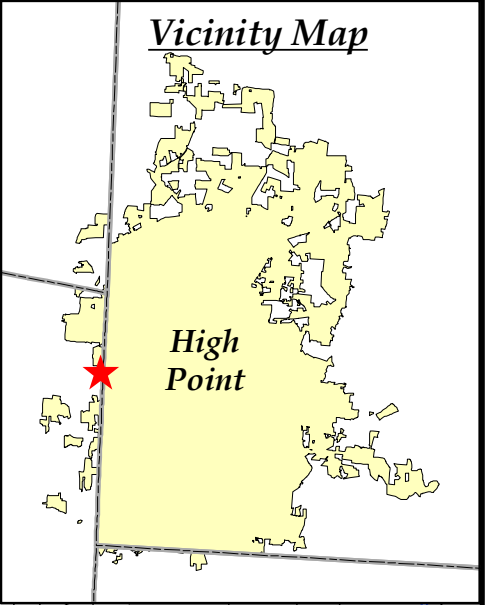
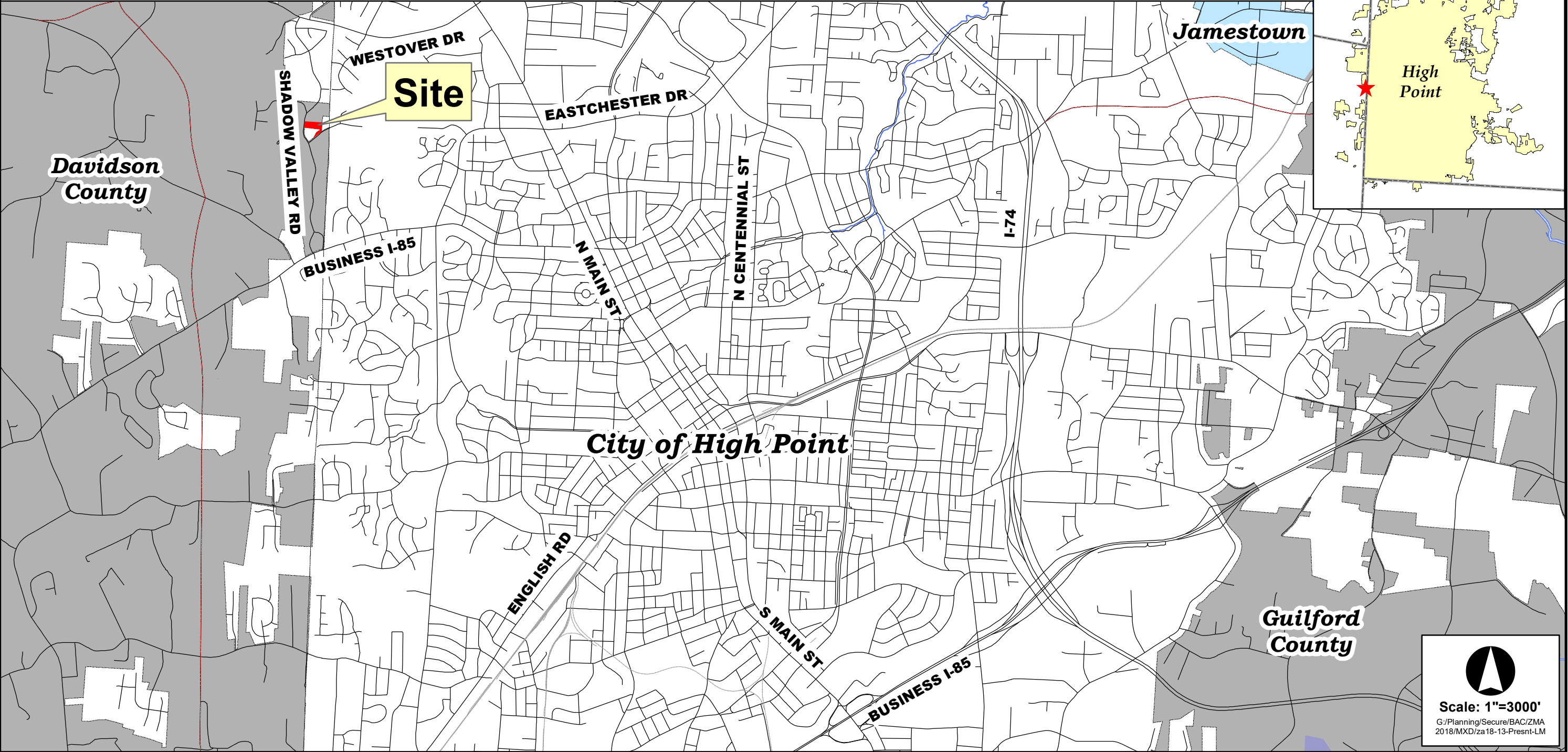
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished 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.

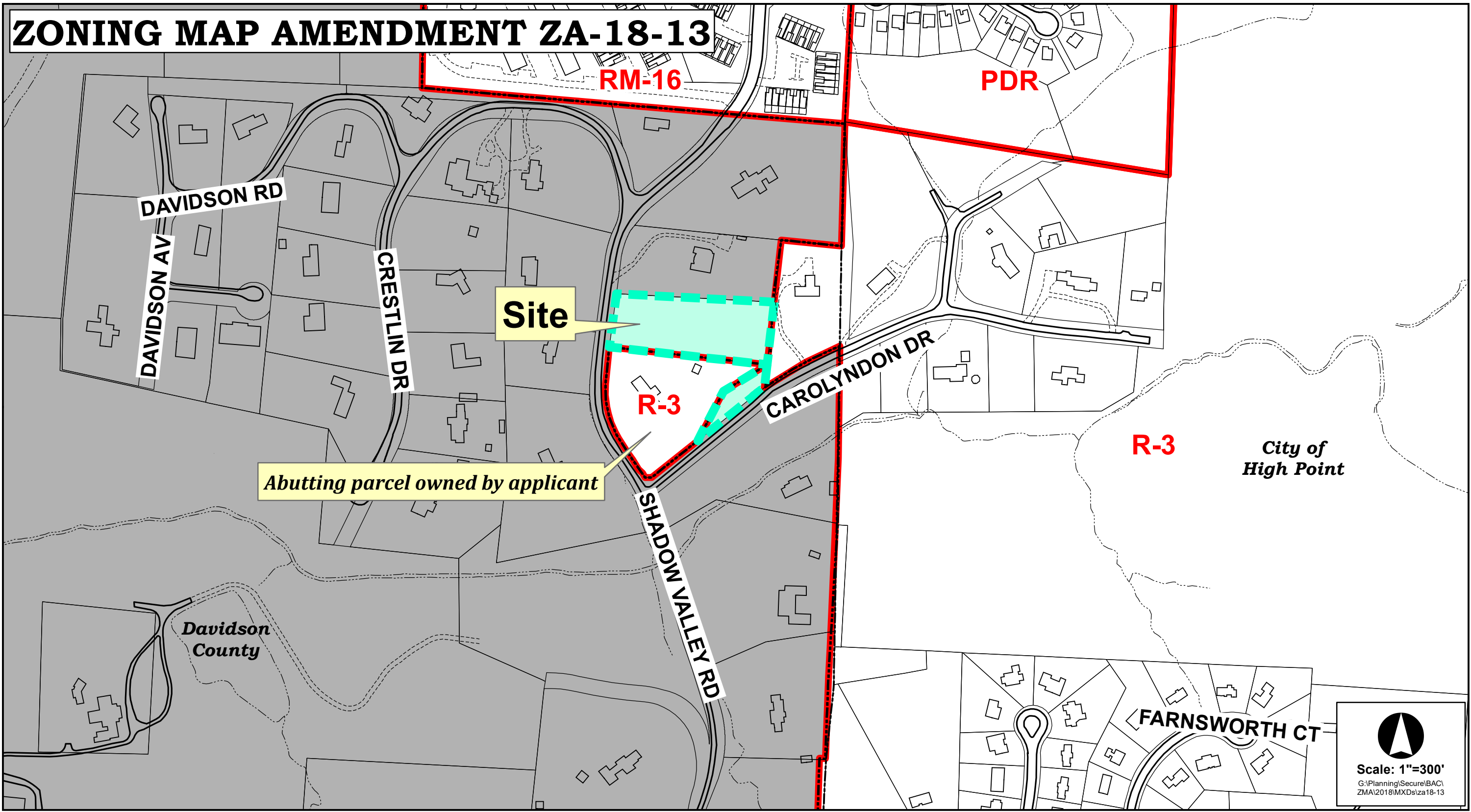
LOCATION MAP

ZONING MAP AMENDMENT ZA-18-13
Applicant: Lee Bunemann

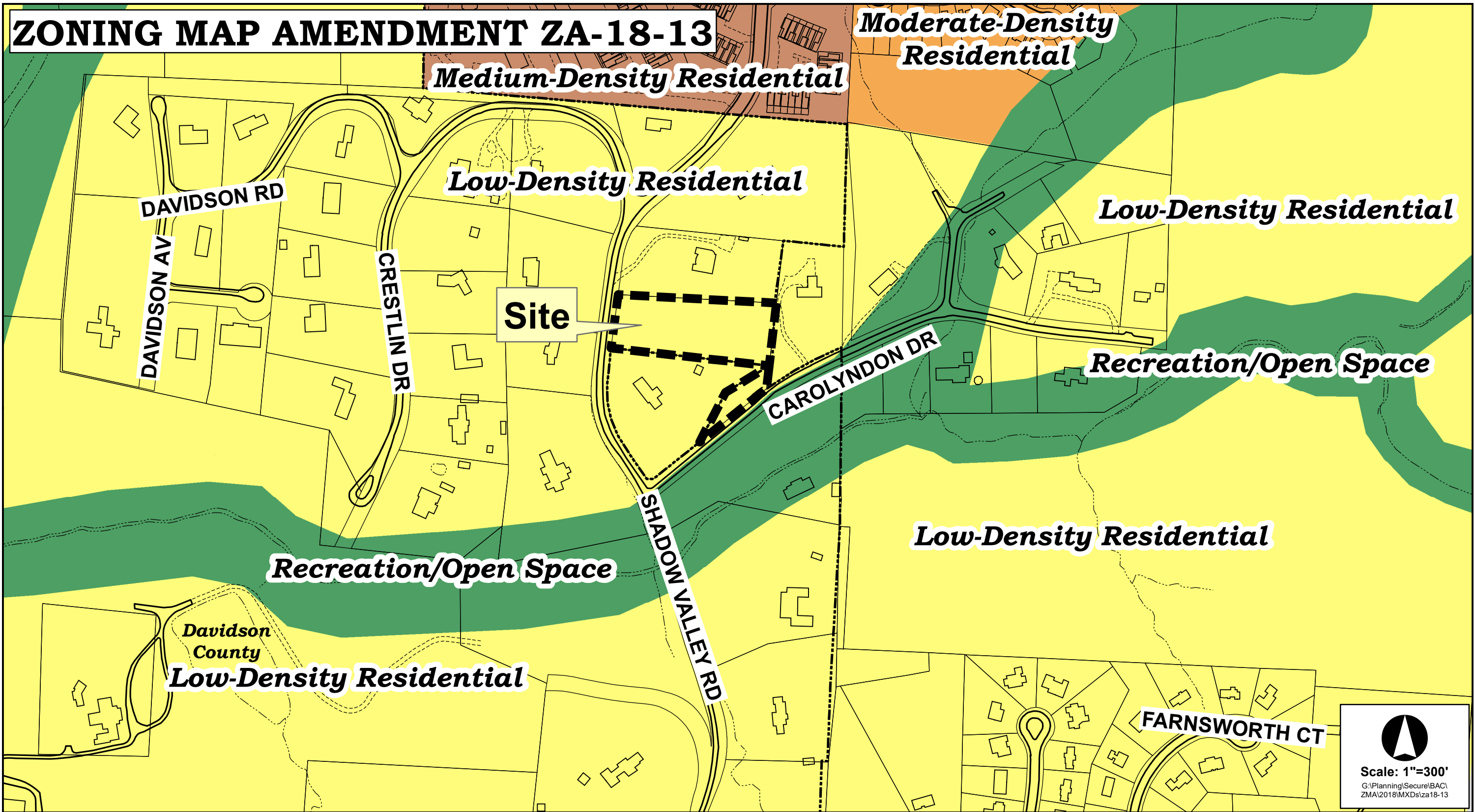



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ZONING MAP AMENDMENT ZA-18-13



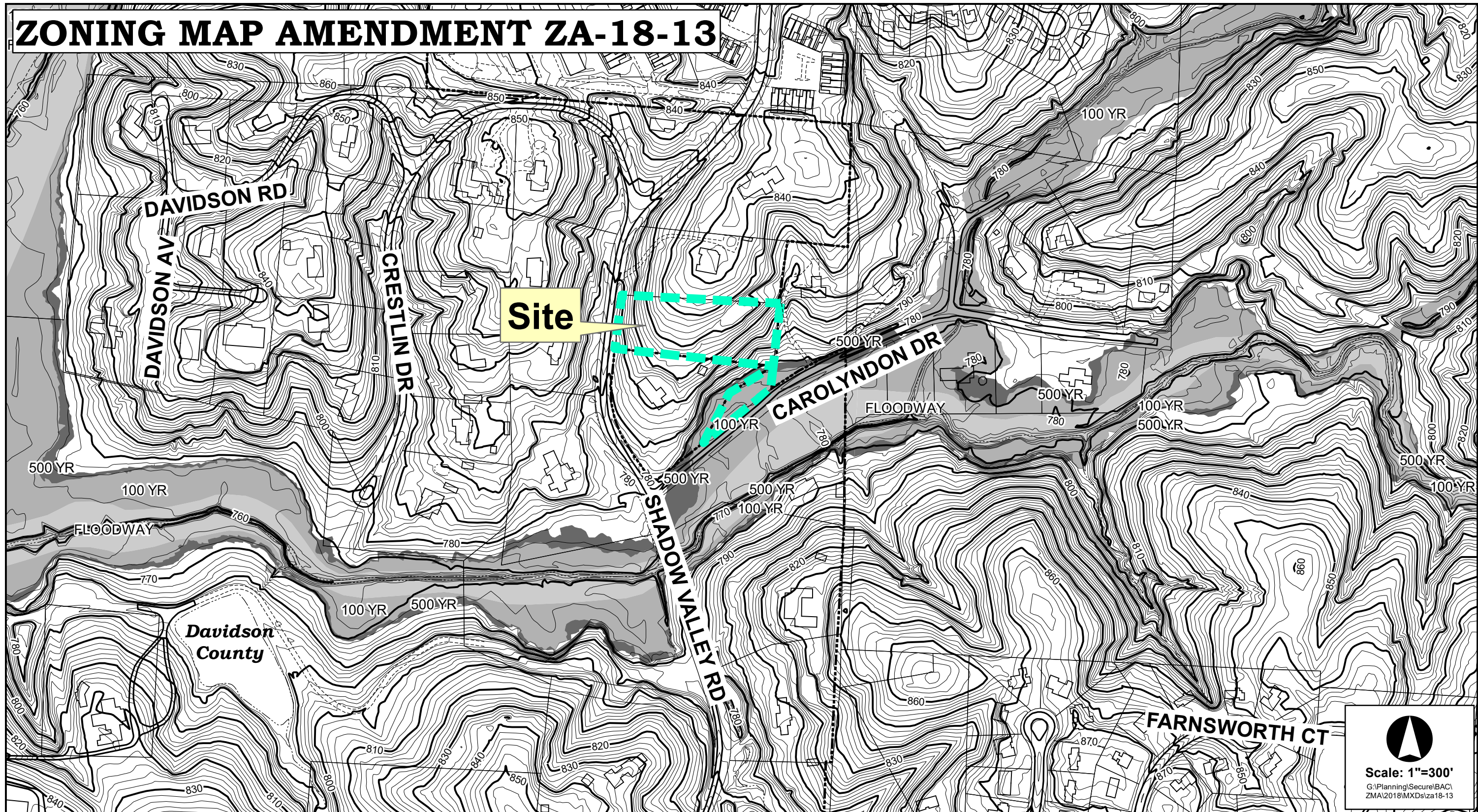
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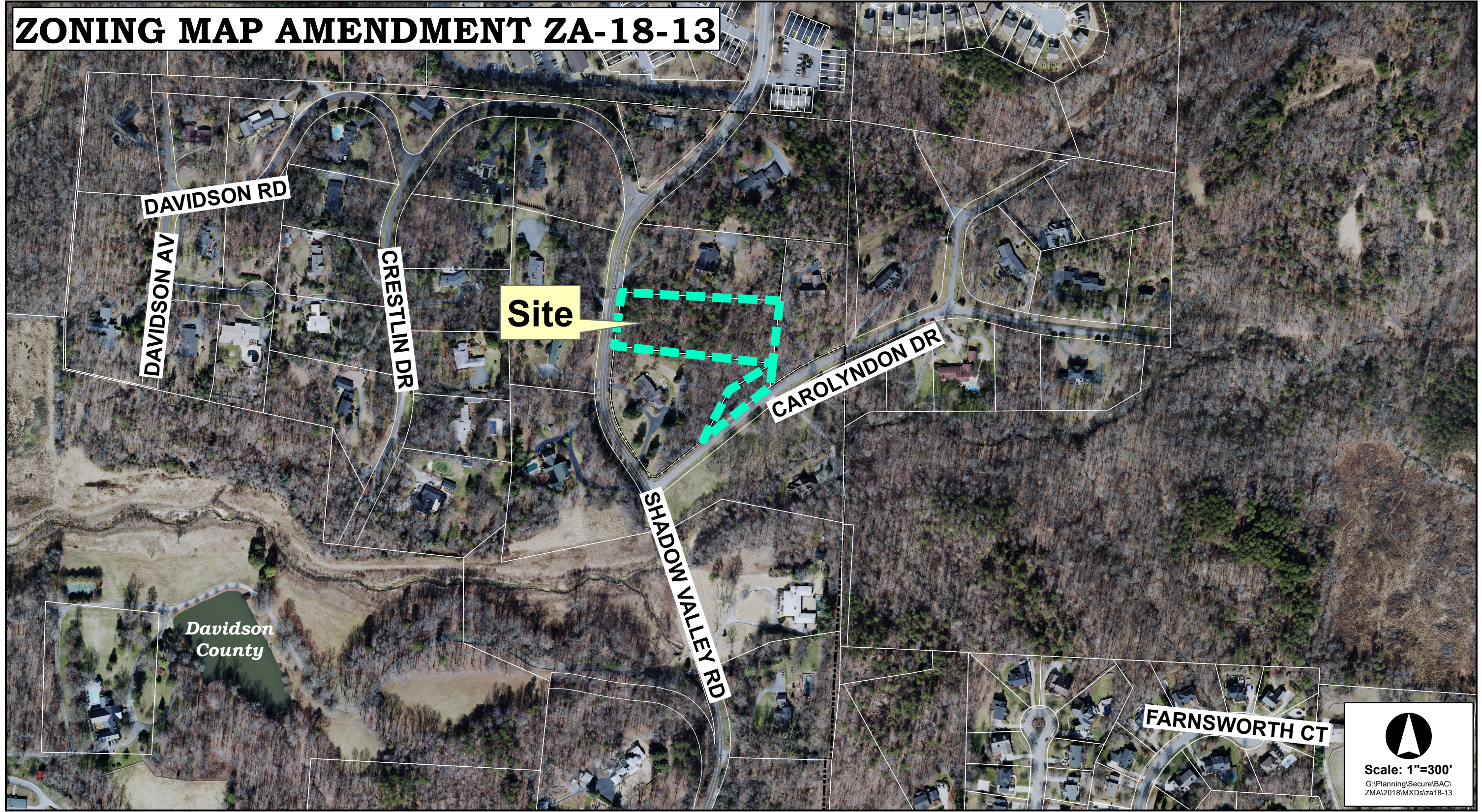
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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 September 25, 2018 and before the City Council of the City of High Point on November 5, 2018 regarding **Zoning Map Amendment Case 18-13 (ZA-18-13)** 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 September 16, 2018, for the Planning and Zoning Commission public hearing and on October 24, 2018 and October 31, 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 **November 5, 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 2.6 acres consisting of 1) a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive (Davidson County Tax Parcel 01008D0000002A) and 2) a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley Davidson County Tax Parcels 01008D00000013.

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.
5th day of November, 2018.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 18-13

Submitted by: Mr. Lee Bunemann

300 SHADOW VALLEY ROAD

SUMMARY OF NEIGHBORHOOD COMMUNICATION

(302 Shadow Valley, Lot 13 Carolyndon)

In lieu of a neighborhood meeting the attached letter was sent on August 27, 2018 to all property owners on the attached mailing list provided by the Planning Department.

The letter informed neighbors of the proposed annexation and re-zoning of two parcels to a Residential Single Family-3 (RS-3) District and their subsequent expected use.

As of today (9/5/18) I have been contacted by two of the neighbors who were sent the letter. Both calls were strictly informational in nature. There were NO concerns mentioned by either caller.

August 27, 2018

Dear Neighbor,

My name is Lee Bunemann and I live at 300 Shadow Valley Road. I have submitted a request to annex and establish City of High Point zoning on 2.6 acres (2 parcels) that I own lying along the east side of Shadow Valley Road and north Carolyndon Drive(**SEE ATTACHED MAP**).

My application proposes to annex these parcels into the City of High Point and to rezone them to a Residential Single Family – 3 (RS-3) District so that I can build one single family home on the 302 Shadow Valley Road property and “absorb” the Carolyndon property into my existing 300 Shadow Valley lot. The annexation and zoning request is only for my two parcels.

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 and/or leave me a message at 336-688-5004.

Thanks!

Lee Bunemann

ANDERSON WILLIAM P; ANDERSON ANGELA M
1505 CRESTLIN DRIVE
HIGH POINT NC 27262

BUNEMANN LEE M; BUNEMANN JANE E
300 SHADOW VALLEY ROAD
HIGH POINT NC 27262

EMBLER JONATHAN K
101 MARYLAND DRIVE
THOMASVILLE NC 27380

GILL JAMES E JR; GILL LINDA A
1007 CAROLYNDON
HIGH POINT NC 27260

GRAYSON EVERETTE M; GRAYSON PATRICIA
214 SHADOW VALLEY RD
HIGH POINT NC 27262

GUILFORD COUNTY
PO BOX 3427
GREENSBORO NC 27402

JOSLYN SUSAN BALCOM; JOSLYN EMERSON
ALLEN
301 SHADOW VALLEY ROAD
HIGH POINT NC 27262

KIEFER DAVID T; KIEFER KAREN H
1006 CAROLYNDON DRIVE
HIGH POINT NC 27262

MCCOY JOSHUA; COVELL KEVIN M
304 SHADOW VALLEY RD
HIGH POINT NC 27262

MILLS KRISTIN GALE; MILLS CHARLES C
303 SHADOW VALLEY DR
HIGH POINT NC 27262

PIEDMONT CHEMICAL INDUSTRIES INC
331 BURTON AVE
HIGH POINT NC 27262

SWEGER JUDITH NELLE
307 SHADOW VALLEY RD
HIGH POINT NC 27262

VALLEYFIELDS FARM INC %DAVE PHILLIPS
PO BOX 1350
HIGH POINT NC 27261

WIGGS MITCHELL P; WIGGS CAROLE W
305 SHADOW VALLEY RD
HIGH POINT NC 27262

WILLIAMS GOLD LLC
1572 BAISIN STREET
CONOVER NC 28613

YURKO, KATIA ELIZABETH ; YURKO, STEVEN
ANTHONY
1000 CAROLYNDON DR
HIGH POINT NC 27262