

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Plan Amendment 18-05  
(The Presbyterian Homes, Inc.)

**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 the Presbyterian Homes, Inc. to change the Land Use Map classification for approximately 127.3 acres from the Future Growth Area classification to the Rural Development classification. The site is generally lying north of Sandy Ridge Road, west of the W. Fork Deep River and east of Idol Wind Lane.

### 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 October 23, 2018, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 18-05. 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.

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

**STAFF REPORT  
PLAN AMENDMENT CASE 18-05  
October 23, 2018**

<b>Requests</b>		
<b>Applicant:</b> The Presbyterian Homes, Inc. City of High Point	<b>Owner:</b> The Presbyterian Homes, Inc. et.al.	
<b>Plan Amendment Proposal:</b> To change the future land use classification for approximately 127.3 acres to the Rural Development land use designation.	<b>From:</b>	Future Growth
	<b>To:</b>	Rural Development

<b>Site Information</b>	
<b>Location:</b>	North of Sandy Ridge Road and west of the West Fork Deep River
<b>Acreage:</b>	127.3
<b>Current Land Use:</b>	Undeveloped parcels, agricultural, and single-family detached dwellings with accessory structures

<b>Adjacent Property Current Land Use</b>	
<b>North:</b>	Agricultural, and single-family detached dwellings with accessory structures
<b>South:</b>	Undeveloped parcels, agricultural, single-family detached dwellings with accessory structures, and utility facility (electrical substation)
<b>East:</b>	Undeveloped parcels, and a continuing care retirement community
<b>West:</b>	Agricultural, and single-family detached dwellings with accessory structures

<b>Adjacent Land Use Plan Designations</b>	
<b>North:</b>	Future Growth Area
<b>South:</b>	Future Growth Area
<b>East:</b>	Recreation/Open Space and Low-Density Residential
<b>West:</b>	Future Growth Area

<b>Purpose of Existing and Proposed Land Use Plan Designations</b>	
<b>Existing Designation:</b>	<u>Future Growth Area:</u> This classification includes environmentally sensitive lands, rural subdivisions and agricultural or undeveloped areas lacking public water and sewer and other municipal facilities, infrastructure and services. These lands are not intended for development but shall await reevaluation during a Land Use Plan amendment before they can be reclassified to an appropriate land use category. So long as any land remains classified as a Future Growth Area, such land shall not be approved for development by the City nor considered for annexation, the extension of water or sewerage or the provision of other municipal facilities, infrastructure or services.

<b>Proposed Designation:</b>	<u>Rural Development</u> : This classification includes residential development at very low densities of one dwelling unit per gross acre or less in areas where utility services are not anticipated, as well as a limited amount of low-intensity nonresidential development.
------------------------------	---

<b>Relevant Land Use Policies and Plan Amendment History</b>	
<b>Community Growth Vision Statement:</b>	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
<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 #1: Ensure that development respects the natural environment;</p> <p>Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development;</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; and</p> <p>Obj.#5: Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development.</p>
<b>Relevant Area Plan:</b>	<p><u>Northwest Area Plan</u></p> <p>This plan adopted in 2011 designates the area of the amendment request as Rural Development. This classification is intended to preserve the rural character of the area by maintaining uses, such as very low density residential, agriculture, and open space that do not require urban services like water and sewer.</p>
<b>LUPA History:</b>	<p><u>PA-10-04</u>: Adopted on January 18, 2011 to implement recommendations of the Northwest Area Plan, this Plan Amendment included an area south of the request that was changed from Low-Density Residential to Rural Development and an area to the east of Sandy Ridge Road that was changed from Low-Density Residential to Medium-Density Residential and Mixed Use Development, as well as from Mixed Use Development to Medium Density Residential. There was also an area to the northeast along Bame Road that changed from Future Growth Area and Restricted Industrial to Low-Density Residential.</p> <p><u>PA-17-01</u>: On July 17, 2017 the area to the east of Sandy Ridge Road that was previously amended to Mixed Use Development as part of PA-10-04 was changed to Medium-Density Residential.</p>

### **Details of Proposal**

#### **Summary of Land Use Plan Amendment Request:**

The Presbyterian Homes, Inc. requested the Land Use Plan amendment because they are simultaneously seeking the annexation of two parcels adjacent to River Landing at Sandy Ridge into the city. According to policy, property that is designated Future Growth Area will not be considered for annexation. Therefore, a change to the land use designation is necessary for the annexation to go forward. After staff reviewed the request an expanded Plan Amendment boundary seemed logical based on the topography, environmental features, and surrounding uses. All owners with property in the expanded Plan Amendment area are receiving notice of the proposed policy change.

### **Staff Analysis**

The applicant's intent with the request is not to develop the property at this time, but to use the additional land area associated with the annexation to maintain River Landing's low-density development classification for watershed regulation purposes. The area of the Plan Amendment, including the expanded portion, is made up of tax-deferred farm properties, a few other rural residential properties, along with two existing low-density residential subdivisions. Therefore, the Rural Development designation is the most appropriate one for this area because it best reflects the existing land use pattern. It is also consistent with the recommended land use classification for this area in the Northwest Area Plan. Any future development that involves anything other than very low-density residential or a limited amount of low intensity nonresidential uses will require a Land Use Plan amendment.

### **Recommendation**

#### **Staff Recommends Approval:**

Staff recommends approval of the request to change the future land use designation for approximately 127.3 acres to Rural Development. The request is consistent with the goals, objectives, and policies of the Land Use Plan and the Northwest Area Plan, and the existing land use pattern would not change as a result of this amendment.

### **Report Preparation**

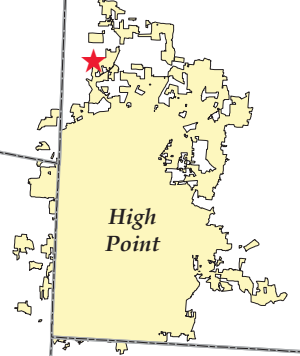
This report was prepared by Planning and Development Department staff member(s) Andy Piper, AICP, Senior Planner, and reviewed by G. Lee Burnette AICP, Director.

# LOCATION MAP

PLAN AMENDMENT: PA-18-05

Applicant: PRESBYTERIAN HOMES INC

## Vicinity Map



Site

Forsyth County

Guilford County

Guilford County

City of Greensboro

Guilford County

City of High Point

SANDY RIDGE RD

I-40

NC 68

WILLARD DAIRY RD

SKEET CLUB RD

W WENDOVER AV



Scale: 1"=3000'

G:\Planning\Secure\BAC\PAI  
2018\MXD\pa18-05\Print.M

# PLAN AMENDMENT PA-18-05

