

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 18-15  
(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

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### PURPOSE:

A request by the Presbyterian Homes, Inc. to rezone approximately 61.1 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to the Agricultural/Rural (AGR) District. The site is generally lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road, along the east and west sides of the W. Fork Deep River. 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 October 23, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-15. 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

### **The Presbyterian Homes, Inc. .**

### **Zoning Map Amendment 18-15**

At its October 23, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 61.1 acres to the Agricultural/Rural (AGR) District. All members of the Commission were present except for Members Andrew Putnam, Mark Walsh and Ray Wheatley. 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 on behalf of the applicant was Mr. Luke Dickey with Stimmel Associates, 601 N. Trade Street, Suite 200, Winston-Salem. Mr. Dickey gave an overview of the request, noting the applicant's intent is to use the 61-acre site to offset stormwater impacts on the abutting River Landing retirement community campus that lies to the east. He concluded by noting there is no intent to develop the property at this time. In the future, this area may be added to the River Landing development, but they will have to come back through the public hearing process to obtain a new zoning approval.

Speaking neither in favor nor in opposition of the request was Mr. David Tarter, 1210 Carriage House Drive, Colfax. Mr. Tarter and his neighbors desired that the site be zoned to a residential zoning district, rather than the requested Agricultural/Rural District, to ensure any future development matches the character of their abutting residential neighborhood.

### **Planning & Zoning Commission Action**

#### **Consistency & Reasonableness Statements**

The Commission stated that the request is consistent with adopted policy guidance because subject to the approval of Plan Amendment 18-01, the area would be within the Rural Development land use classification as recommended by the Northwest Area Plan. Furthermore, it is reasonable and would be in the public interest because the requested AGR District is compatible with Guilford County's AG District that borders the property and with the existing land use pattern in the area.

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

#### **Zoning Map Amendment**

The Commission recommended ***approval*** of Zoning Map Amendment 18-15, as recommended by staff, by a vote of 6-0.

**STAFF REPORT  
ZONING MAP AMENDMENT 18-15  
October 23, 2018**

Request		
<b>Applicant:</b> The Presbyterian Homes, Inc.	<b>Owner:</b> The Presbyterian Homes, Inc.	
<b>Zoning Proposal:</b> To annex and apply initial City zoning	<b>From:</b>	<b>AG</b> Agricultural District (Guilford County)
	<b>To:</b>	<b>AGR</b> Agricultural/Rural District

Site Information	
<b>Location:</b>	Lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road, along the east and west sides of the W. Fork Deep River.
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 0169205 and 0169210
<b>Site Acreage:</b>	Approximately 61.1 acres
<b>Current Land Use:</b>	Undeveloped
<b>Physical Characteristics:</b>	The site is heavily wooded with the eastern half of the site impacted by a perennial stream, floodplains and a utility easement. The W. Fork Deep River and its corresponding 100 & 500-year flood plains runs in a north to south direction through the eastern portion of the site. Also, a 100-foot-wide Davidson Electric Membership utility right-of-way runs in a north to south direction through the eastern portion of the site.
<b>Water and Sewer Proximity:</b>	A 16-inch City sewer line lies along the eastern boundary of the site adjacent to the stream corridor.
<b>General Drainage and Watershed:</b>	The site drains in an easterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of two units per acre or more.
<b>Overlay Districts:</b>	Oak Hollow Lake General Watershed Area (GWA) Airport Overlay Zone 4

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Undeveloped parcels
<b>South:</b>	RS-40	Single Family Residential-40 District ( <i>Guilford County</i> )	Single family dwelling and undeveloped parcels
	AG	Agricultural District ( <i>Guilford County</i> )	
<b>East:</b>	PD-P	Planned Development – Periphery District	River Landing continuing care retirement community
<b>West:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single Family dwelling

Relevant Land Use Policies and Related Zoning History	
<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 Map Classification:</b>	The site has a Future Growth Area land use designation. 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 sewer, or the provision of other municipal facilities, infrastructure or services.
<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.</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>Zoning History:</b>	Multiple residential-related annexations and zoning approvals have been granted in the general area of Sandy Ridge Road to the east of the W. Fork Deep River. This is the first zoning request, near Sandy Ridge Road, west of the Deep River.

Transportation Information			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Sandy Ridge Road	Major Thoroughfare	None
<b>Vehicular Access:</b>	<u>Access to the east:</u> Subject to obtaining required environmental permits for a stream crossing, access may be obtained through the existing River Landing development.		

	<u>Access to the south:</u> Via access easement, from Idol Wind Lane to Sandy Ridge Road.	
<b>Traffic Counts:</b> <i>(Average Daily Trips)</i>	Sandy Ridge Road (east of Johnson Street split)	11,000 ADDT (NCDOT 2015 traffic count)
	Sandy Ridge Road (west of Johnson Street split)	4,000 ADDT (NCDOT 2015 traffic count)
<b>Estimated Trip Generation:</b>	Not applicable	
<b>Traffic Impact Analysis:</b>	<b>Required</b>	
	<u>Yes</u>	<u>No</u> X
	<b>TIA Comment</b>	
	Not applicable	
<b>Comments:</b>	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

Not applicable to this zoning case.

#### Details of Proposal

In conjunction with a voluntary annexation petition, the applicant is requesting to establish initial City of High Point zoning of Agricultural/Rural (AGR) District over this 61.1-acre area. The property is owned by the Presbyterian Homes, Inc., the parent company of the River Landing continuing care retirement community that lies to the east of the zoning site. The primary purpose of this request is to offset impervious coverage and stormwater impacts occurring on the River Landing campus as a result of the development of additional residences. To maintain a designation of low density development, for watershed purposes, the overall impervious coverage must be under 24%. Proposed new development will cause the campus to exceed the 24% impervious coverage threshold and trigger additional stormwater management requirements and wider stream buffer standards. The addition of the zoning site will offset these impacts.

#### Staff Analysis

The AGR District is established to accommodate agricultural and agricultural-related uses as well as very low density residential development on large lots. No initial development is proposed for the zoning site and the eastern half of the site is encumbered by a perennial stream, flood zones and a 100-foot wide electrical easement. In the event the site is developed, the AGR District requires a minimum lot size of five acres. This dimensional standard will ensure development intensity will be compatible with adjacent properties that lie east of the Deep River. Subject to approval of a corresponding Plan Amendment to establish a Rural Development Land Use Map classification for this area, the request will be consistent with adopted policy guidance documents.

#### 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.**

**Subject to the approval of Plan Amendment 18-01, the area would be within the Rural Development land use classification as recommended by the Northwest Area Plan.**

**Reasonableness/Public Interest:**

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

**The requested AGR District is compatible with Guilford County's AG District that borders the property and with the existing land use pattern in the area.**

**Recommendation**

**Staff Recommends Approval**

Subject to approval of Plan Amendment 18-05, the Planning & Development Department recommends approval of the request to rezone 61.1 acres to the AGR 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.

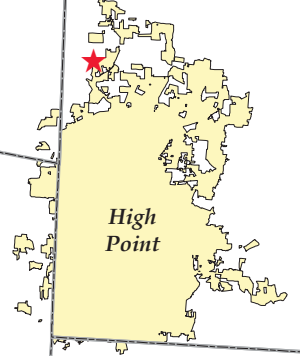
**Report Preparation**

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-18-15  
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

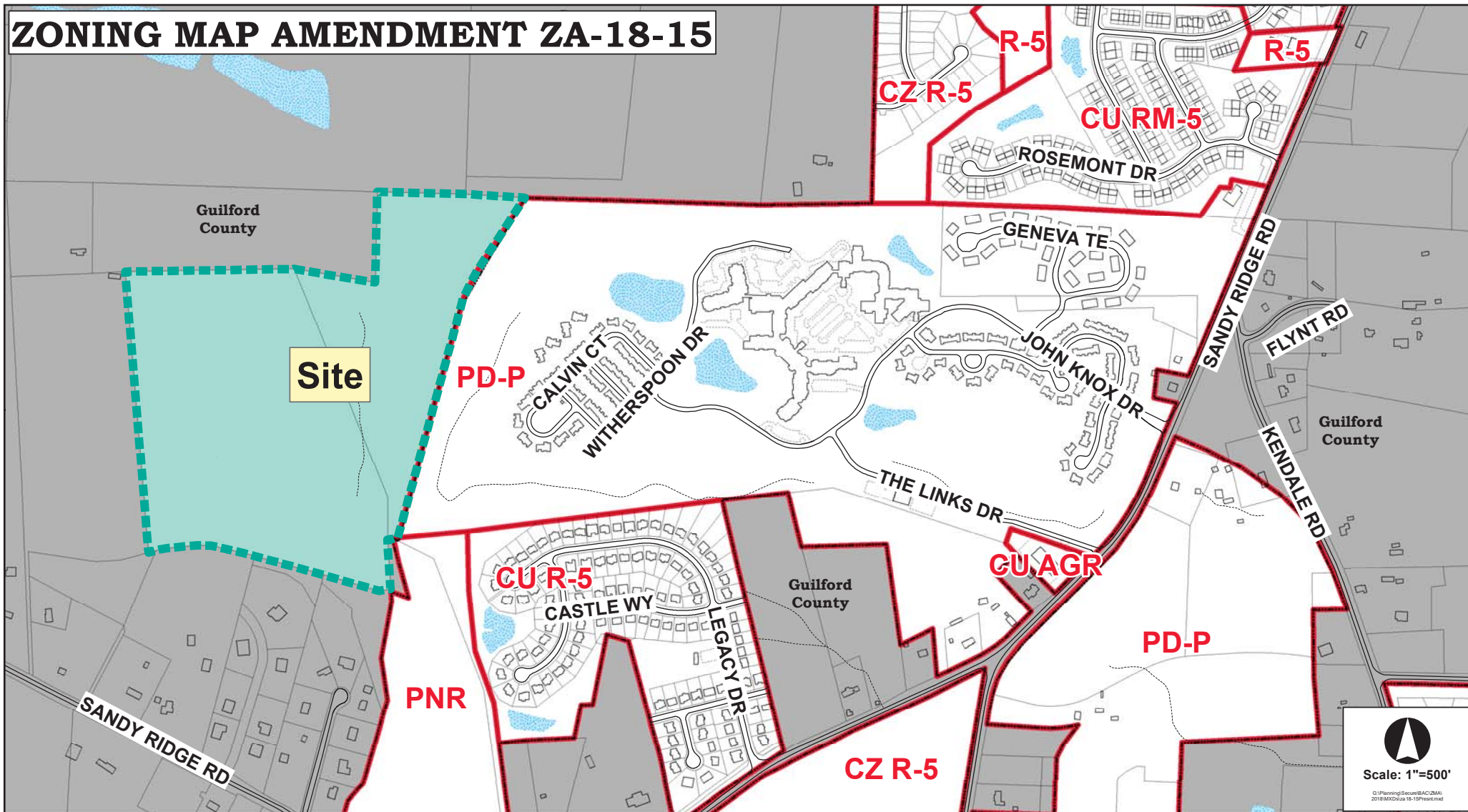


Scale: 1"=3000'

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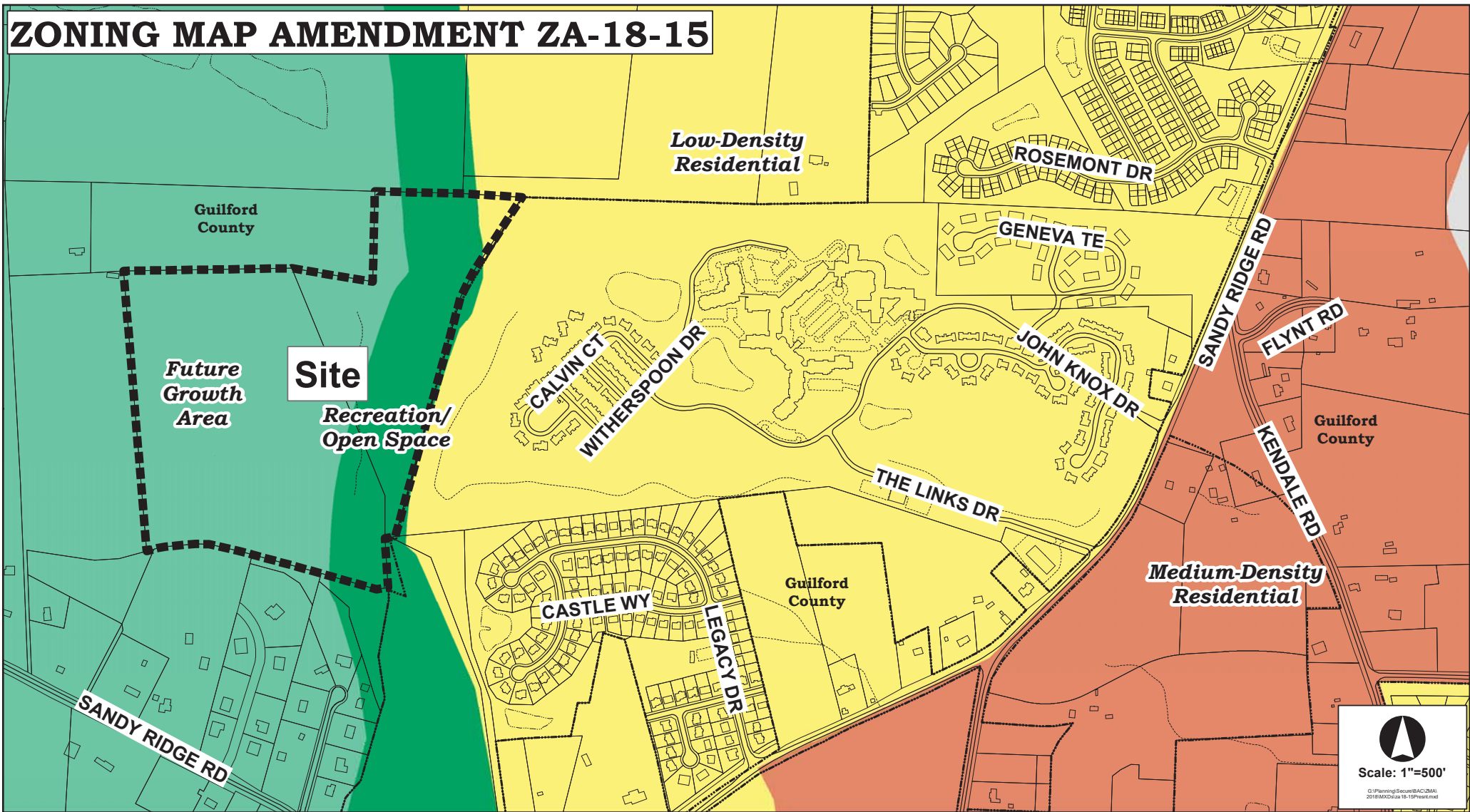


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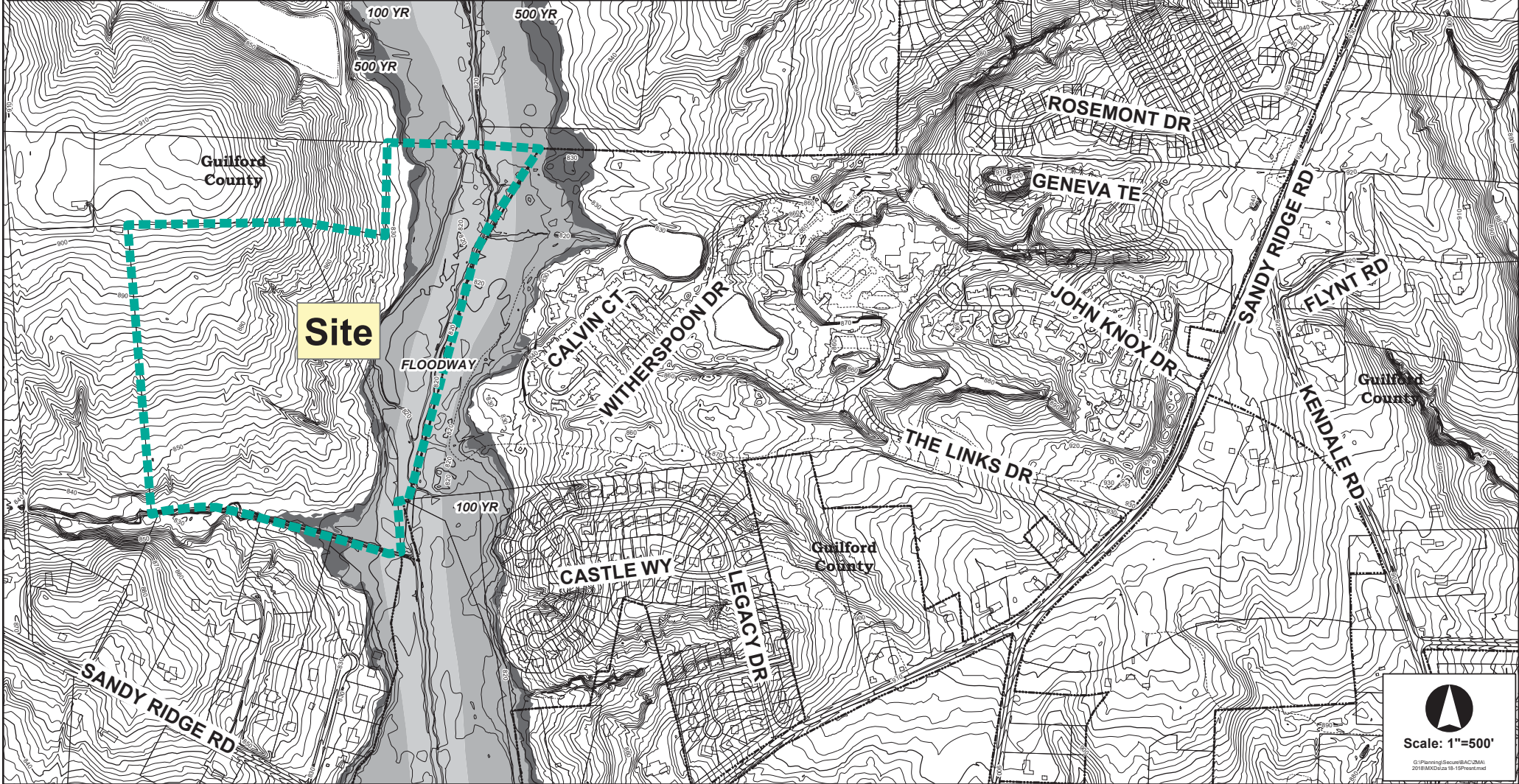


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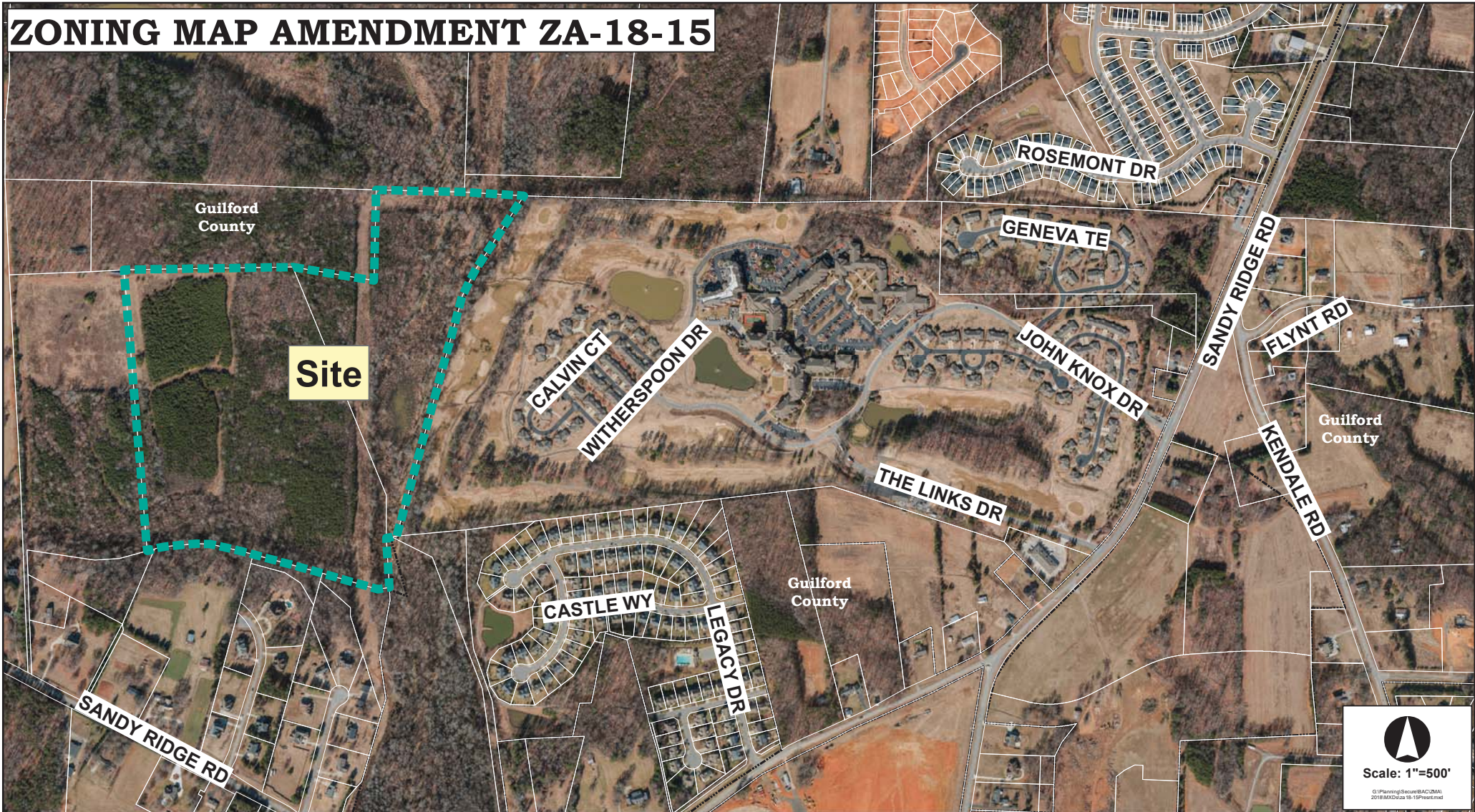


# ZONING MAP AMENDMENT ZA-18-15





# ZONING MAP AMENDMENT ZA-18-15





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 October 23, 2018 and before the City Council of the City of High Point on November 5, 2018 regarding **Zoning Map Amendment Case 18-15 (ZA-18-15)** 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 October 14, 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: **Agricultural/Rural (AGR) District**. The property is approximately 61.1 acres and lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road, along the east and west sides of the W. Fork Deep River. The site is also known as Guilford County Tax Parcels Tax Parcels 0169205 and 0169210.

**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.

**5<sup>th</sup> day of November, 2018.**

Lisa B. Vierling, City Clerk

# **Citizens Information Meeting Report Zoning Map Amendment 18-15**

Submitted by: Mr. Luke Dickey, Partner/Senior Project  
Manager Stimmel Associates, PA; on  
behalf of the Presbyterian Homes Inc.

## **River Landing at Sandy Ridge 61 Acre Annexation & Zoning Citizen Information Meeting Report**

A notification letter was mailed August 31, 2018 along with the required statement provided by the High Point Planning Department to surrounding property owners within three-hundred (300) feet of the site being requested to be annexed and rezoned.

A total of twenty-eight (28) notification letters were sent based on the property owners list as supplied by the High Point Planning Department and a few additional property owners near Sandy Ridge Road. *(Please refer to the list of property owners attached as Exhibit A.)*

The notification letter provided a general overview of the annexation, zoning, and plan amendment request and requested the property owner to contact Luke Dickey with Stimmel Associates by September 7, 2018 if they had any questions. *(Please refer to the notification letter attached as Exhibit B.)*

One adjacent property owner of Carriage House Drive contacted Stimmel Associates with a couple questions regarding the rezoning and impacts to their property and neighborhood. The neighbor's concerns were alleviated once it was explained that the proposed Guilford County zoning was being changed to a similar zoning district within High Point and that any future development similar to the existing River Landing Community would require rezoning.

Respectfully submitted,



Luke Dickey  
Partner/Senior Project Manager  
Stimmel Associates, P.A.

# Exhibit A



ALLISON TERRELL UPCHURCH  
IRREVOCABLE TRUST  
1877 SANDY RIDGE RD  
COLFAX, NC 27235

BEAL, KAREN T ; BEAL, RICHARD C  
1200 THETFORD CT  
COLFAX, NC 27235

BRYANT, TODD W ; BRYANT, CATHY S  
1201 THETFORD CT  
COLFAX, NC 27235

CITY OF HIGH POINT  
PO BOX 230  
HIGH POINT, NC 27261

COX W F & CO INC  
907 S BROAD ST  
WINSTON SALEM

FARAH, BRIAN ANDREW  
8755 BAME RD  
COLFAX, NC 27235

FRAZIER, JIMMY R ; FRAZIER, NANCY  
L  
1881 SANDY RIDGE RD  
COLFAX, NC 27235

GUILFORD COUNTY  
PO BOX 3427  
GREENSBORO, NC 27402

GWYN, BRAD ; GWYN, CAROLINE S  
1214 CARRIAGE HOUSE DR  
COLFAX, NC 27235

HAMLIN, KERNEY E ; HAMLIN,  
CHRISTINE K  
1207 THETFORD CT  
COLFAX, NC 27235

HORTON, ROY W JR ; HORTON,  
CATHY C  
1202 THETFORD CT  
COLFAX, NC 27235

IDOL, COY E ; IDOL, HELEN M  
3349 US HWY 220  
MADISON, NC 27025

KRAJISNIK, ZELJKO ; KRAJISNIK,  
STANA  
1203 THETFORD ST  
COLFAX, NC 27235

LEONARD, NELSON H ; LEONARD,  
JANE D  
1885 SANDY RIDGE RD  
COLFAX, NC 27235

MOORE, SLADE C ; MOREHOUSE-  
MOORE, CHARLEEN  
1209 CARRIAGE HOUSE LN  
COLFAX, NC 27235

OLEARY, PATRICK JAMES ; OLEARY,  
WILLIAM ; OLEARY, AMANDA  
ELIZABETH  
18 GLENALBY PLACE  
PONTE VERDA, FL 32081

PARKER, SCOTT M ; PARKER, NICOLE  
K  
1213 CARRIAGE HOUSE DR  
COLFAX, NC 27235

PRESBYTERIAN HOMES INC  
2109 SANDY RIDGE RD  
COLFAX, NC 27235

REYNOLDS, BERTIE ; REYNOLDS,  
BONITA G  
1212 CARRIAGE HOUSE DR  
COLFAX, NC 27235

RINGDAHL, PETER ALBERT ;  
RINGDAHL, SUSAN JOAN  
1211 CARRIAGE HOUSE DR  
COLFAX, NC 27235

SAMPSON, A KENNETH JR ; SAMPSON,  
JANET D  
2105 ANCHORIDGE AVE  
HIGH POINT, NC 27265

TARTER, DAVID M ; TARTER,  
WYNDEE B  
1210 CARRIAGE HOUSE DR  
COLFAX, NC 27235

TEDDER, DAVID A ; TEDDER, AMY L  
1209 CARRIAGE HOUSE DR  
COLFAX, NC 27235

TEDDER, MAX S SR ; TEDDER, JOANN  
V ; TEDDER, S N T WHITE ; TEDDER,  
MAX S ; TEDDER, D A T/C  
1204 THETFORD CT  
COLFAX, NC 27235

TERRELL, PEGGY O ; TERRELL,  
TIMOTHY D  
P O BOX 880  
COLFAX, NC 27235

TERRELL, TIMOTHY D  
1871 SANDY RIDGE RD  
COLFAX, NC 27235

WADE, KEVIN D ; WADE, KRISTINA B  
1205 THETFORD CT  
COLFAX, NC 27235

WILSON, WINFRED G ; WILSON,  
MARVA KAY  
1212 CARRIAGE HOUSE DR  
COLFAX, NC 27235

# Exhibit B



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

601 N Trade Street, Suite 200  
Winston-Salem, NC 27101  
www.stimmelpa.com 336.723.1067

Friday August 31, 2018

## Rezoning Notice for River Landing at Sandy Ridge Community

In April 2018, Presbyterian Homes Inc, (PHI) purchased approximately 61.1-acres located in Guilford County. The acreage is directly adjacent to the western property boundary of the River Landing at Sandy Ridge community and consists of two parcels shown in the image below. While, PHI has no immediate plans to develop the newly acquired tract, the land will be used to maintain the low density impervious coverage for the proposed cottage, clubhouse, apartments, new maintenance facility, and office expansion currently under development and future projects/development areas as reflected on the approved PD-P plan. PHI is requesting annexation into the City of High Point so that all of the PHI property would be within the City of High Point jurisdiction. As part of the annexation request, PHI is required to rezone from Guilford County Zoning District to a High Point Zoning District. PHI proposes to rezone to the Agricultural/Rural (AGR) zoning district. The AGR zoning district closely matches the current Guilford County AG district. Any future development may require rezoning and an update to the current PD-P plan. Specific conditions regarding the future development would be incorporated at time of condition district rezoning.

Additionally, the City of High Point has requested that PHI file a Plan Amendment to modify the current Land Use Plan. PHI is requesting to modify the Land Use Plan from Future Growth Area to the Rural Development Land Use classification. Proposed future development may require another Plan Amendment.

**If you have any questions please contact Luke Dickey with Stimmel Associates, PA at (336) 723-1067 by 5 pm Friday, September 7, 2018.**

