

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-01
(Renaissance Road, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 18, 2019

Public Hearing: Yes

Advertising Date: March 6, 2019 & March 13, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Renaissance Road, Inc. to rezone an approximate 4.9-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, and the Light Industrial (LI) District to the Residential Single Family-5 (R-5) District. The site is lying along the north side of Harvey Road, approximately 700 feet west of Riverdale Road.

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 February 26, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-01. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 7-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Renaissance Road, Inc.

Zoning Map Amendment 19-01

At its February 26, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 4.9-acre parcel to the Residential Single Family-5 (R-5) District. All members of the Commission were present except for Mr. John McKenzie and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Ms. Paula Bost, applicant, 5114 Harvey Road, Jamestown, spoke in favor of the request. Ms. Bost stated that the church is currently using water from a well and their growth makes it necessary to connect to city utilities. Thus, they have submitted for annexation and this zoning request.

Planning & Zoning Commission Action

Consistency & Reasonableness Statements

The request is consistent with adopted policy guidance because the proposed R-5 District zoning is consistent with the Low-Density Residential land use plan designation for the area and does not conflict with any adopted land use policies. Furthermore, the zoning site is surrounded by the R-5 District and the existing religious institution on-site is permitted in that district.

The Planning & Zoning Commission adopted these statements by a vote of 7-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 19-01
February 26, 2019**

Request	
Applicant: Renaissance Road, Inc.	Owner: Renaissance Road, Inc.
Zoning Proposal: To rezone an approximate 4.9-acre parcel	From: RS-40 Residential Single Family-40 District (Guilford County)
	LI Light Industrial District
	To: R-5 Residential Single Family-5 District.

Site Information	
Location:	The site is lying along the north side of Harvey Road, approximately 700 feet west of Riverdale Road (5114 Harvey Road).
Tax Parcel Number:	Guilford County Tax Parcel 0161150
Site Acreage:	Approximately 4.9 acres
Current Land Use:	Religious Institution (Renaissance Road Church)
Physical Characteristics:	The site is developed with an existing 25,987 square foot split-level structure.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Harvey Road. An 8-inch City sewer line lies approximately 1,000 feet to the southwest at the intersection of Harvey Road and Timberwood Drive.
General Drainage and Watershed:	The site drains in a general northwesterly direction and development is subject to the Oakdale Reservoir General Watershed Area (GWA) 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 two units per acre or more.
Overlay District:	Oakdale Reservoir General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family – 3 District (City of High Point ETJ Area)	Single family dwelling and undeveloped parcel
South:	R-5	Residential Single Family – 5 District (City of High Point ETJ Area)	Single family dwellings
East:	RS-40	Residential Single Family–40 District (Guilford County)	Single family dwelling and undeveloped parcel
West:	R-5	Residential Single Family – 5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or 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. These areas include primarily 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:	<ol style="list-style-type: none"> 1. An industrial building was constructed on the site in 1973. During the 1970s, the City of High Point Extraterritorial Jurisdiction Area (ETJ) was established in this southeastern portion of the City's Planning Area. The ETJ designation gave the City zoning and building permit authority over unincorporated lands in this area. As this site was developed with an industrial use, it was granted a City of High Point LI District zoning. Other lands in this portion of the ETJ Area were granted residential zoning. 2. The abutting Broadstone Village subdivision was annexed in 1999 and granted a R-5 District zoning to facilitate development of that residential subdivision. 3. In 2001, the land area of the zoning site was expanded to add a 35-foot wide by 337-foot long (0.27 acre) area. This area was purchased from an abutting residential property owner to the east to install a new septic system to serve the industrial use. With the addition of this area, most of the property had LI District zoning within the City's ETJ Area. This small portion of the site is outside the City's ETJ and has a Guilford County RS-40 District zoning. 4. The last known industrial use of the property was in 2008. No information is available as to the use of the property between 2008 to 2014, though it is believed to have been vacant during this period. In 2014, the property was purchased by the applicant and converted to its current church use.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Harvey Road		Minor Thoroughfare	355 ft.
Vehicular Access:	Via existing driveways from Harvey Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	Harvey Road		3,100 ADT (NCDOT 2017 traffic counts)	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis:	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	None	

School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning and a corresponding voluntary annexation application to facilitate the connection of a structure on the proposed zoning site to City utilities. The current onsite potable water well and septic system serving the site was designed to serve a former industrial use with a limited number of employees. These onsite private utility facilities were not designed for the higher usage being generated by the current religious institution (church) use. Thus, the applicant has requested voluntary annexation and a zoning map amendment to connect to adjacent City water and sewer lines.

Staff Analysis

The land area lying along the north side of E. Martin Luther King Jr. Drive, between Harvey Road and Dillon Road, was designated on the 1983 Land Use Map for Light Industrial and Heavy Industrial uses due to its proximity to the Business 85 interchange and because this area was part of a Foreign Trade Zone. A proposal in 1999 to construct the Broadstone Village residential development generated an annexation petition, plan amendment application and a rezoning application that was adopted by the City Council. These applications changed the land use map and zoning pattern in this area to support low and medium density residential uses. The 2000 update of the land use plan removed all policy supporting industrial land uses in this area, except for lands fronting along the Business 85 corridor. Since 2000, the zoning site and abutting lands have been designated on the Land Use Map for low density residential land uses.

As part of the corresponding annexation petition, a zoning map amendment is required to establish initial city zoning on that 35 ft. x 337 ft. portion of the site outside of the City's ETJ Area within Guilford County's jurisdiction. Because the property is no longer being used for an industrial use, staff recommended that the applicant request to rezone the entire site to the R-5 District. The removal of the LI District zoning from the 1970s and allowing the proposed R-5 District would bring the zoning of the site in line with the surrounding zoning pattern and make it consistent with the Land Use Map.

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 proposed R-5 District zoning is consistent with the Low Density Residential land use plan designation for the area and does not conflict with any adopted land use policies.

Reasonableness/Public Interest:

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

The zoning site is surrounded by the R-5 District and the existing religious institution on-site is permitted in that district.

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval of the request to rezone this 4.9 acre parcel to the R-5 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

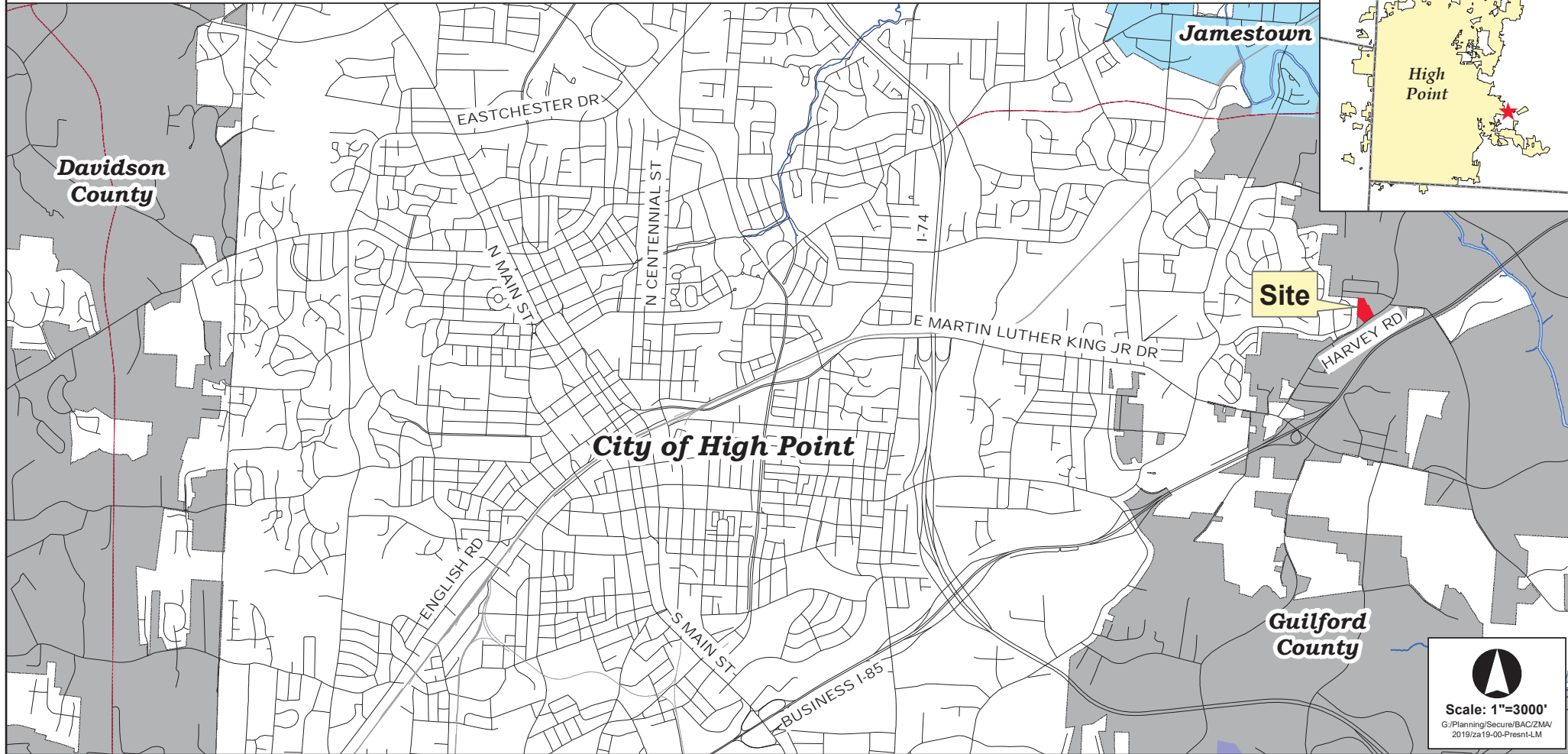
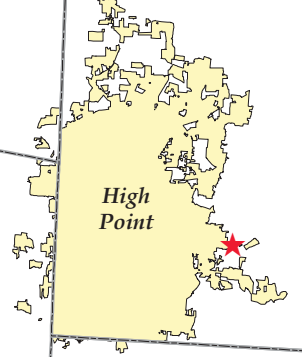
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-19-01

Applicant: Renaissance Road Church

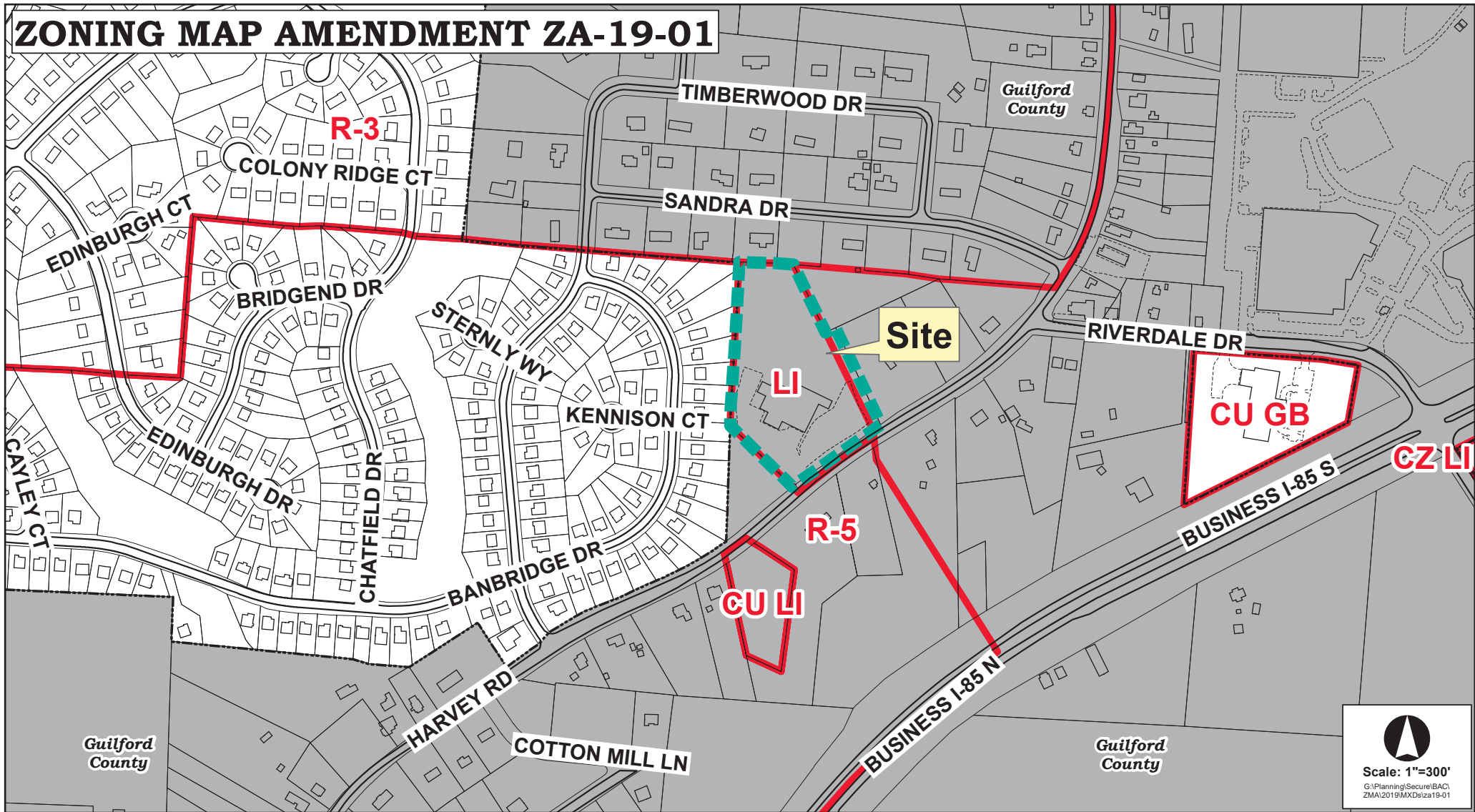
Vicinity Map



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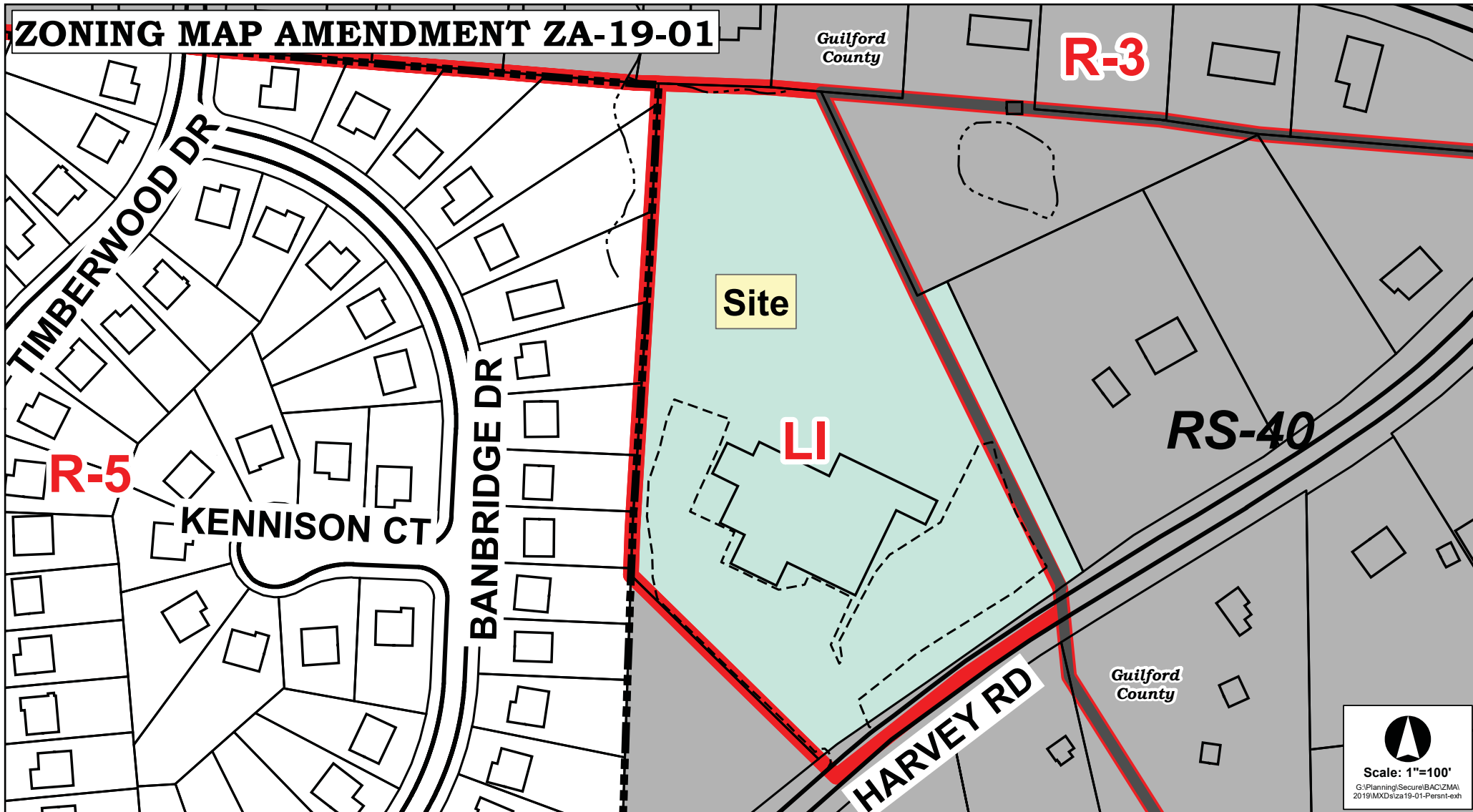
ZONING MAP AMENDMENT ZA-19-01



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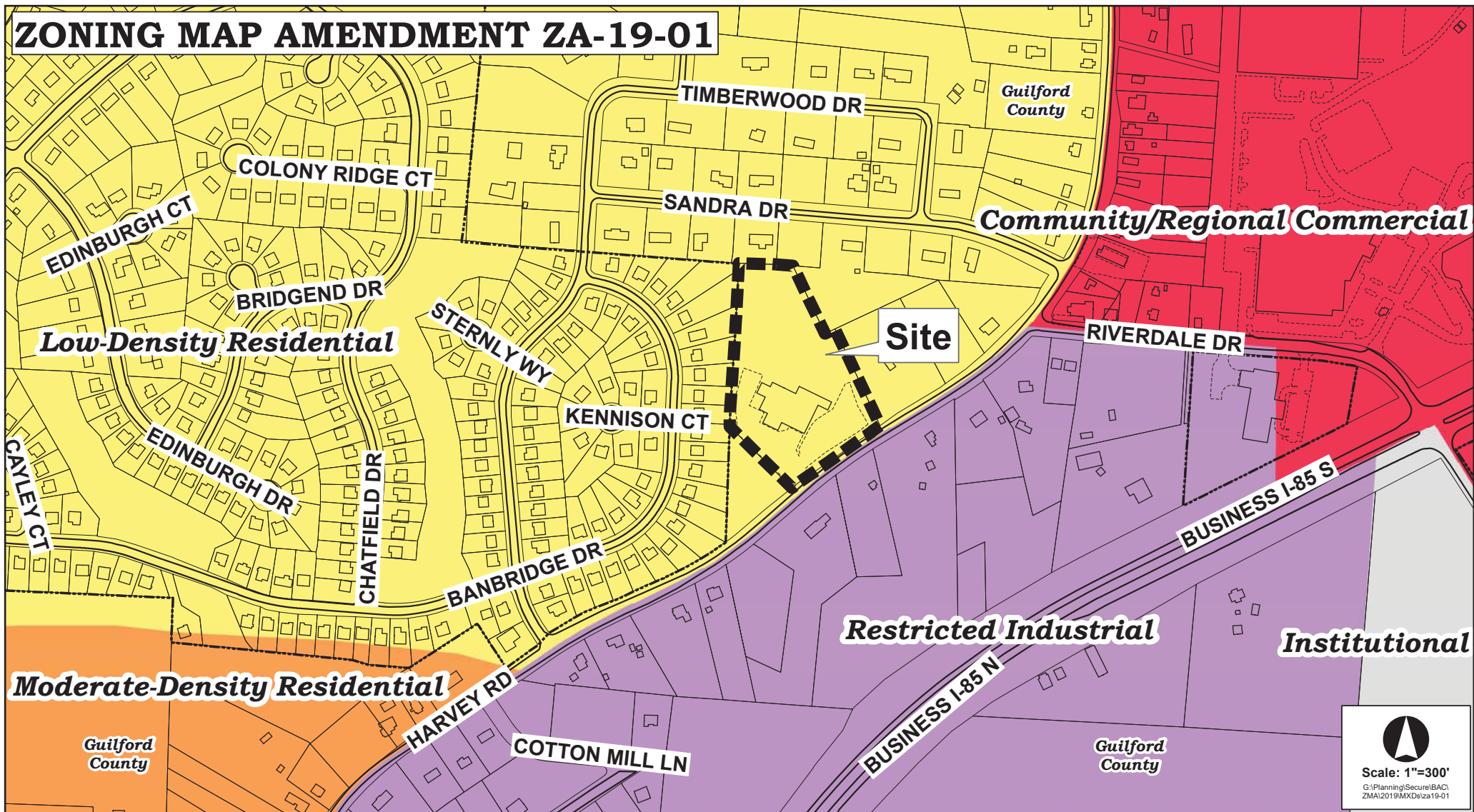
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ZONING MAP AMENDMENT ZA-19-01



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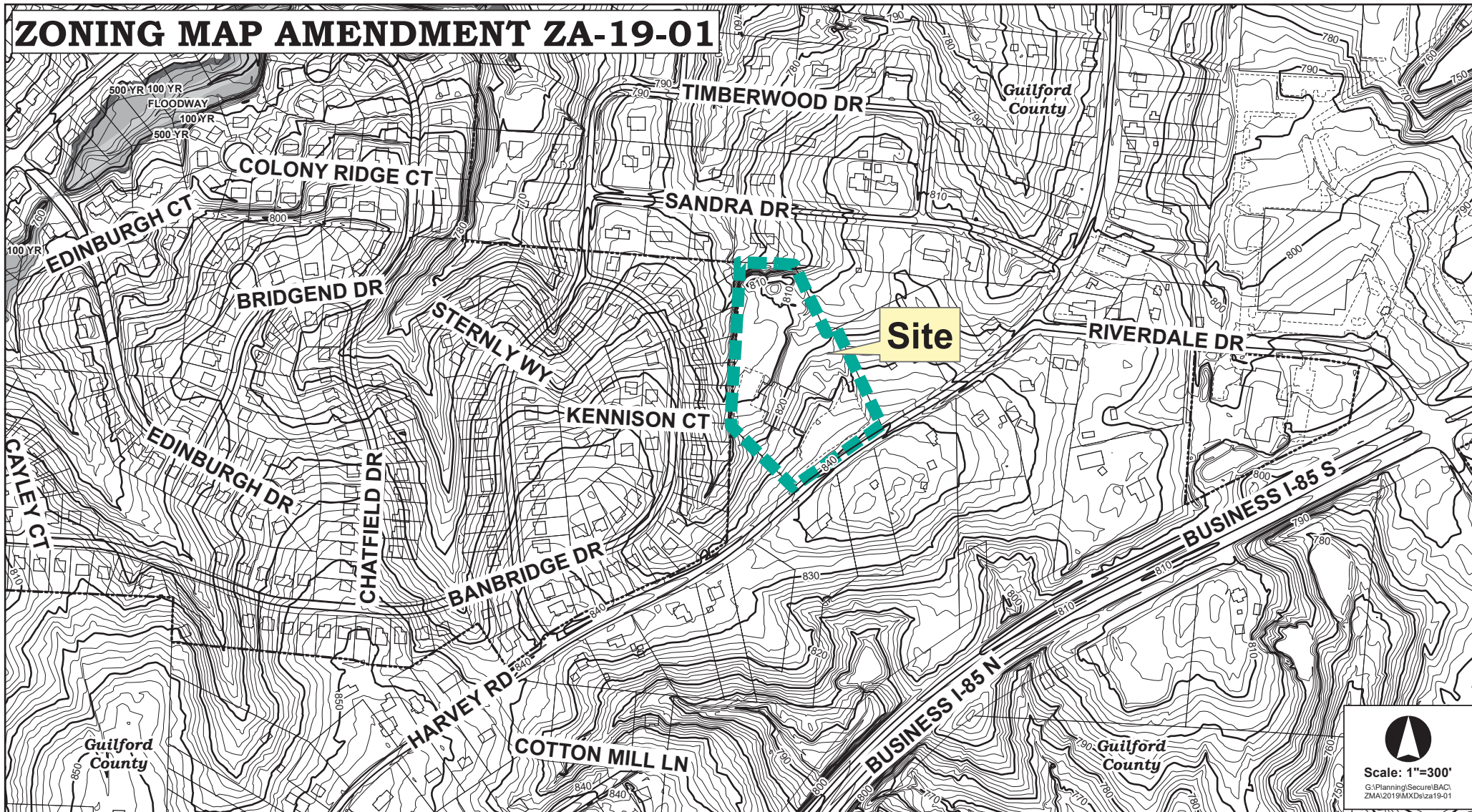
ZONING MAP AMENDMENT ZA-19-01



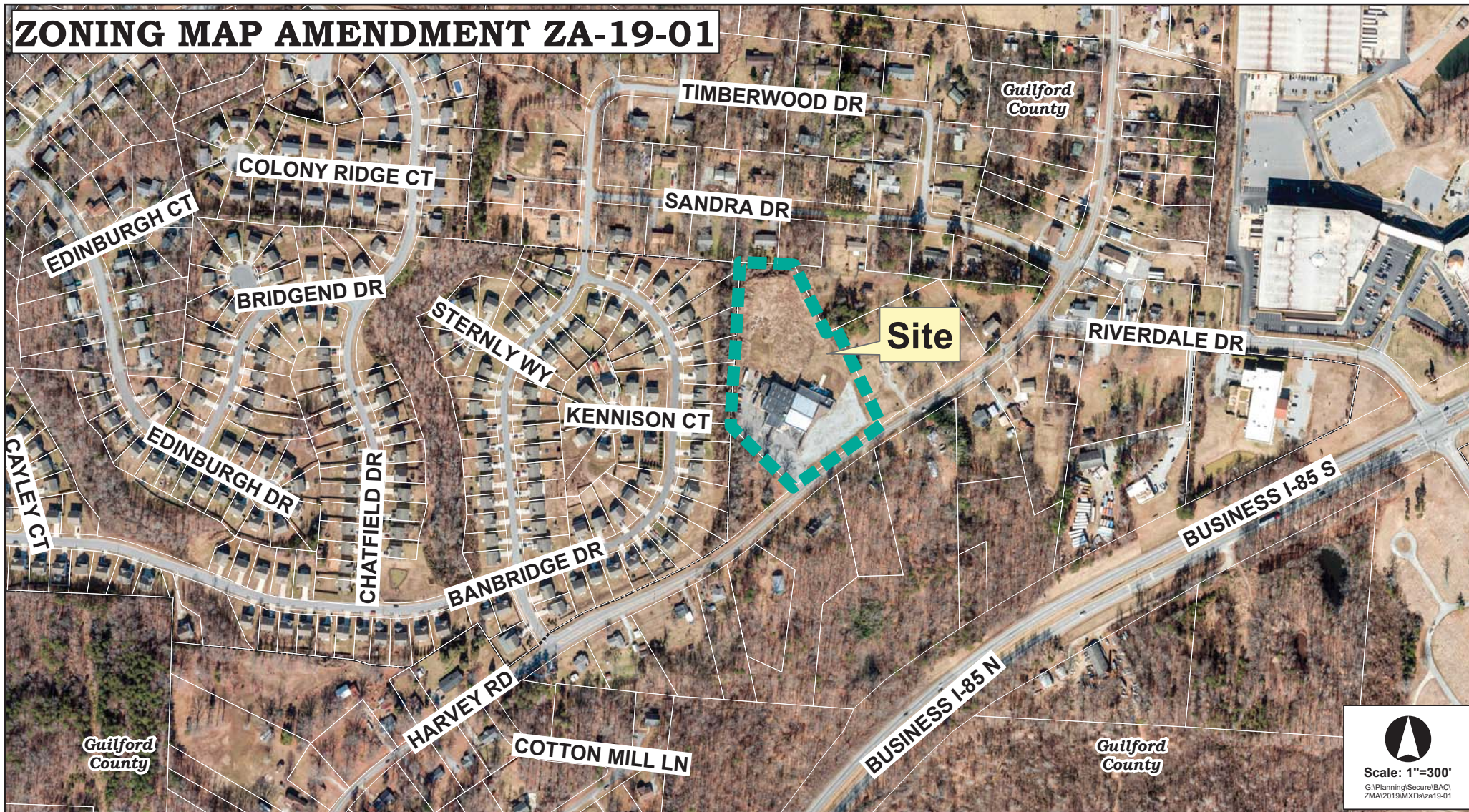
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

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 February 26, 2019 and before the City Council of the City of High Point on March 18, 2019 regarding **Zoning Map Amendment 19-01 (ZA-19-01)** 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 February 17, 2019, for the Planning and Zoning Commission public hearing and on March 6, 2019 and March 13, 2019, 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 **March 18, 2019**.

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 – 5 (R-5) District**. The property is approximately 4.9 acres and lying along the north side of Harvey Road, approximately 700 feet west of Riverdale Road (5114 Harvey Road). The property is also known as Guilford County Tax Parcel 0161150.

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 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

18th day of **March, 2019**.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Zoning Map Amendment 19-01 (ZA-19-01)

Submitted by: Paula Bost, Executive Director of Renaissance Road Church, Jamestown, NC.

To: City of High Point, North Carolina Planning and Development Department

From: Paula Bost
Executive Director

Re: Zoning Map Amendment 19-01 - ZA-19-01)
Citizens Information Meeting, Feb 13, 2019, 5:00-7:00 pm.

Renaissance Road Church conducted a Citizens' Information Meeting in support of Zoning Map Amendment 19-01 - ZA-19-01). The meeting was held at Renaissance Road Church in the offices of the church. Letters of invitation were mailed to 45 residents on January 22, 2019. (letter is attached). The application is for Zoning Map Amendment 19-01 - ZA-19-01). Paula Bost informed the attendants of the plans for Renaissance Road to annex into High Point City in order to connect to the water line in front of the church. ReZoning was required due to a small section of the land owned by Renaissance Road Church that was not zoned properly when purchased. I did provide Mr. Herb Shannon's phone number in case attendants had other questions and were interested in doing the same.

- Attendants questioned mainly came to inquire whether or not they would need to annex and if that would be required for them to connect to city water and sewer.
- Attendants would be very interested in the option of connecting to city water and sewer.

A copy of the Sign-in Sheet for this case is also attached.



RENAISSANCE ROAD CHURCH

Dear Neighbor:

I have submitted a request to rezone property at __5114 Harvey Road__ from the Residential Single Family – 5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District) in order to allow a __city water line connection__ at this location. Per requirements of the City of High Point Development Ordinance I am sending you this letter to invite you to a Citizen Information Meeting to provide an overview of my application, to gain your input and address any questions you may have. The Citizens Information Meeting will take place at __Renaissance Road Church, Wednesday, Feb 13__ from __5:00__ pm to __7:00__pm. If you have any questions, please feel free to give me a call at __336.407.2671__

Pastor Paula Bost

Executive Director

336.407.2671

paula@r2live.tv

ALI, SYED W
4052 BANBRIDGE DR
HIGH POINT NC 27260

ALLEN, KENDRICK D ; TOWNSEND, MARSHE
4065 BANBRIDGE DR
HIGH POINT NC 27260

AUMAN, DAVEY H ; AUMAN, DONNA D
995 CROUSETOWN RD
LEXINGTON NC 27292

AUSTIN, JACK RAY J/T R/S ; AUSTIN, ELEANOR K
J/T R/S ; AUSTIN, ANNA RUTH F J/T R/S
203 SANDRA DR
JAMESTOWN NC 27282

BLAKE, NORMAN J J/T R/S ; BLAKE, COURTNEY
ELAINE J/T R/S
7 CORNSTALK CT
DURHAM NC 27703

CARBAJAL, DAVID ; CARBAJAL, ROSA CARBAJAL
1217 KENNISON CT
HIGH POINT NC 27260

DAO, DEBBIE LEE
605 E SAPRINGFIELD RD
HIGH POINT NC 27263

DICKEY, KIMBERLY D ; DICKEY, MICHAEL P
4028 BANBRIDGE DR
HIGH POINT NC 27260

DUNCAN, BETTIE
1206 COX AVE
HIGH POINT NC 27263

DUNLAP, RONDA S ; DUNLAP, RONRIKUS R
4064 BANBRIDGE DR
HIGH POINT NC 27260

DYAL, RAMKUMAR ; DYAL, RHONDA I
4080 BANBRIDGE DR
HIGH POINT NC 27260

FARLOW, LEWIS W ; FARLOW, BRENDA F
104 SANDRA DR
JAMESTOWN NC 27282

FAULKER, CLIFFORD RAY
4044 BANBRIDGE DR
HIGH POINT NC 27260

HAAMID, AHMAD J ; HAAMID, SHAVONNA L
4033 BANBRIDGE DR
HIGH POINT NC 27260

HARRIS, MICHAEL A
4048 BANBRIDGE DR
HIGH POINT NC 27260

HERNANDEZ, SANDRA V
503 DUMONDE DR
WESTWEGO LA 70094

HOLFIELD, PAMELA NEESE
2529 WILLARD RD
HIGH POINT NC 27265

IMTIAZ, MOHAMMAD ; IMTIAZ, NAZRA
4076 BANBRIDGE DR
HIGH POINT NC 27260

JOHNSON, RANDY T ; JOHNSON, CELESTE M
5104 HARVEY RD
JAMESTOWN NC 27282

KAUSAR, ASIYA ; RIAZ, MOHAMMAD I
4071 BANBRIDGE DR
HIGH POINT NC 27260

KENNEDY, DAVON ; KENNEDY, LATRONDA L
4060 BANBRIDGE DR
HIGH POINT NC 27260

LIN, FENG ZHEN ; ZHU, XIN SEN
4077 BANBRIDGE DR
HIGH POINT NC 27260

MCCUE, ALBERT KEVIN ; MCCUE, FLORENCE N
206 SANDRA DR
JAMESTOWN NC 27282

MCPAHAN, ANTHONY E
14 OAK MEADOW LN
THOMASVILLE NC 27360

MILLER, CHRISTOPHER ; MILLER, LAUREN
208 SANDRA DR
JAMESTOWN NC 27282

MORRIS, GREGORY D ; MORRIS, TIFFANY L
4056 BANBRIDGE DR
HIGH POINT NC 27260

OSUNGU, CARINE INGRID ; OSUNGU, THIERRY D
4068 BANBRIDGE DR
HIGH POINT NC 27260

PENNISI, ANTHONY
3844 BRIARWOOD AVE
HIGH POINT NC 27265

PHILLIPS, WESLEY LEE ; PHILLIPS, FLORA B
210 SANDRA DR
JAMESTOWN NC 27282

PRICE, CHUCK C ; THOMPSON, DEIDRA Y
4036 BANBRIDGE DR
HIGH POINT NC 27260

RAYBON, MICHAEL THOMAS ; RAYBON,
KATHLEEN E
PO BOX 414
JAMESTOWN NC 27282

REINHARDT, JEAN
209 SANDRA DR
JAMESTOWN NC 27282

RENAISSANCE ROAD INC
3793 SAMET DR #105
HIGH POINT NC 27265

RISEN, PAUL
5111 HARVEY RD
JAMESTOWN NC 27282

RITCH FACE VENEER CO
1330 LINCOLN DR
HIGH POINT NC 27260

SAXENA, SHARAD ; SAXENA, VRINDA
980 CLINTONVILLE RD
WALLINGFORD CT 06492

SCHETTINO, MICHAEL E
5614 BUDDING WOOD DR
GREENSBORO NC 27409

SMITH, RUSSELL L ; SMITH, LUZ A
1218 KENNISTON CT
HIGH POINT NC 27260

SPEARS, JOHN E ; SPEARS, KATHERINE L
4072 BANBRIDGE DR
HIGH POINT NC 27260

TATE, AHYONA T
4032 BANBRIDGE DR
HIGH POINT NC 27260

THE CHARLES W DOWDY AND AUDREY G DOWDY
REVOCABLE LIVING TRUST ; DOWDY, CHARLES W
TR ; DOWDY, AUDREY G TR
214 MISTY WATERS LN
JAMESTOWN NC 27282

WHIPPLE, WANDA F
105 SANDRA DR
JAMESTOWN NC 27282

WILLIAMSON, DANNY ; WILLIAMSON, CATHY
5107 HARVEY RD
JAMESTOWN NC 27282

Sign-In Sheet

Citizens Information Meeting February, 2019
Renaissance Road Church
Rezoning for Water Connection

Vanessa L. Dowdy

Andrew G. Dowdy

Heidi Crawford (336) 456-2995

Michael Schuchman

Chris E. McMan (336) 340-0674