

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 20-02  
(Wynnefield Properties, Inc.)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** March 16, 2020

**Public Hearing:** Yes

**Advertising Date:** March 4, 2020, and  
March 11, 2020

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### PURPOSE:

A request by Wynnefield Properties, Inc. to rezone an approximate 1.8-acre parcel from a Conditional Use Office Institutional (CU-OI) District to the General Business (GB) District. The site is located at the northwest corner of Samet Drive and Admiral Drive.

### BACKGROUND:

The Planning and Zoning Commission reviewed this request at their February 25, 2020 public hearing. All members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval as outlined in the staff report.

### Speaking on the request:

Speaking in favor of the request was the applicant, Mr. Craig Stone, 5614 Riverdale Drive, Jamestown, N.C. He provided an overview of the request to develop a 48-unit multifamily development catering primarily to a 55 and older population. He noted that the project will be compatible with the area as Wynnefield Properties developed the adjacent Admiral Pointe multifamily development, that serves an elderly population, and the Addington Ridge multifamily development that serves families.

No one spoke in opposition to the request.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

#### A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

#### B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 8-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:

That Zoning Map Amendment 20-02 is consistent with the City's adopted policy guidance because the request is similar to the prior City Council decision that rezoned other land along Samet Drive corridor to the GB District. Furthermore, the request is reasonable and in the public interest because the property associated with this request has similar land use characteristics as did the property subject to a 2017 zoning decision that established CZ-GB District zoning on the north side of Samet Drive across the street from the adjacent site.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-20-02  
February 25, 2020**

<b>Request</b>	
<b>Applicant:</b> Wynnefield Properties, Inc.	<b>Owner:</b> Deep River Center LLC
<b>Zoning Proposal:</b> To rezone approximately 1.8 acres	<b>From:</b> <b>CU-OI</b> Conditional Use Office Institutional District
	<b>To:</b> <b>GB</b> General Business District

<b>Site Information</b>	
<b>Location:</b>	The site is located at the northwest corner of Samet Drive and Admiral Drive.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 196667
<b>Site Acreage:</b>	Approximately 1.8 acres
<b>Current Land Use:</b>	Undeveloped parcel
<b>Physical Characteristics:</b>	The site has been previously graded to accommodate future development and is relatively level along the Samet Drive frontage.
<b>Water and Sewer Proximity:</b>	An 8-inch & 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Admiral Drive and Samet Drive.
<b>General Drainage and Watershed:</b>	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	Eastchester Gateway Corridor Overlay District City Lake General Watershed Area (GWA)

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>CU-OI</b>	Conditional Use Office Institutional District	Multifamily development
<b>South:</b>	<b>CU RM-26</b>	Conditional Use Residential Multifamily-26 District	Multifamily development
<b>East:</b>	<b>CZ-GB</b>	Conditional Zoning General Business District	Internal access self-storage warehousing facility
<b>West:</b>	<b>CU-GB</b>	Conditional Use General Business District	Day care center

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	<b>Obj. 3D:</b> Include high-density residential development as a component of existing and new mixed use areas for the purposes of utilizing land efficiently, pairing people with convenient goods and services, supporting the commercial uses, and minimizing traffic.
<b>Land Use Plan Map Classification:</b>	The site has an Office land use designation. This classification includes professional, personal and business service uses.

<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	<p>The following goal and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas.</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</p>
<b>Relevant Area Plans:</b>	<p><u>Eastchester Drive Corridor Plan (Phase II)</u></p> <p>The plan recommends this quadrant of W. Wendover Avenue, between Eastchester Drive and Penny Road, be developed with mixed uses offering a wide range of commercial, service, high-rise office, and high-density residential uses. It also recommends this area maintain a high standard of appearance through design guidelines to ensure the unified treatment of multi-tenant developments.</p>
<b>Zoning History:</b>	<p>The zoning site is part of a 95-acre commercial development lying south of the Eastchester Drive/W. Wendover Avenue intersection, between Hickwood Road and Penny Road. This area is known as the Wendover Landing and Wendover Crossing commercial subdivisions. These two developments were initially zoned for commercial uses in the late 1980s and mid-1990s. The zoning for the Wendover Landing project included a 21-acre tract of land along the south side of Samet Drive that was zoned and developed with a high density multifamily development known as the Highbrook Apartments.</p> <p>The most recent rezoning's in this area took place in 2010 and 2017. Zoning Map Amendment 10-03, for a CU-OI District, supported development of the abutting Admiral Pointe and Addington Ridge multifamily developments. Zoning Map Amendment 17-11 established a CZ-GB District for the abutting internal self-storage facility.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Samet Drive		Local	455 feet
	Admiral Drive		Local	176 feet
Vehicular Access:	Driveway access is permitted from Samet Drive and Admiral Drive.			
Traffic Counts:	Samet Drive		No traffic counts available.	
(Average Daily Trips)	Admiral Drive		No traffic counts available.	
Estimated Trip Generation:	A 48-unit multifamily development is anticipated to generate approximately 319 average daily trips (during a 24-hour time period) with approximately 26 AM peak-hour trips and approximately 32 PM peak-hour trips.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.	

<b>Pedestrian Access:</b>	Development of the site is subject to the sidewalk requirements of the Development Ordinance.
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<b>School District Comment</b>				
<b>Guilford County School District</b>				
<b>Local Schools:</b>	Enrollment: 2019 – 2020 (20 <sup>th</sup> day of class)	Maximum Design/ Built Capacity: (2019 – 2020)	Mobile Classrooms:	Projected Additional Students:
Montlieu Elementary	509	990	3	13 - 15
Welborn Middle School	493	690	0	7 - 9
Andrews High School	687	1,254	0	6 - 8
<b>School District Remarks:</b> 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 zoning site is part of two commercial subdivisions that were established and began to develop in the mid-1990s. The higher visibility perimeter parcels developed first. As the internal areas began to develop, office and multifamily uses were a more desirable land use as they are destination-type land uses that do not require visibility from perimeter roads. Previous Development Ordinance standards did not permit residential uses in commercial zoning districts. Thus, a land use plan amendment and zoning map amendment was submitted and approved to allow CU-OI District zoning along Admiral Drive to support medium density multifamily development, at a density of 16 dwelling units per acre. These approvals resulted in the construction of the Admiral Pointe and Addington Ridge multifamily developments along Admiral Drive.

The current Development Ordinance, which came into effect in 2017, permits multifamily uses in various commercial zoning districts. The applicant is requesting rezoning of this site to the GB District to support residential development with a density of 26 dwelling units per acre.

### **Analysis**

Key policy issues pertaining to this request are the existing land uses and the existing zoning pattern.

#### Existing land uses:

Although the zoning site is located in the middle of a commercial subdivision, it abuts existing multifamily developments to the north and south. The CU-OI District to the north, along Admiral Drive, has developed with two medium density multifamily developments. Along the south side of Samet Drive, directly opposite the zoning site, is a high density multifamily development that has a CU RM-26 District zoning. The proposal of high-density multifamily development does not introduce a new land use in this area.

#### Existing zoning pattern:

Although the site has an Office classification on the Land Use Map, commercial zoning has been established along this entire length of Samet Drive. This includes a CU-GB District on the abutting property west of the site and a CZ-GB District, which was established in July 2017 on the abutting

property to the east. The proposed GB District allows for flexibility of development as it supports both commercial, office and multifamily land uses.

Section 2.4.20(C) of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

**Consistency with Adopted Policy Guidance**

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**The request is similar to prior City Council decisions that rezoned other lands along the Samet Drive corridor to a GB District.**

**Reasonableness/Public Interest:**

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

**The property associated with this request has similar land use characteristics as did the property subject to a 2017 zoning decision that established the CZ-GB District zoning on the north side of Samet Drive across the street from the subject site.**

**Recommendation**

**Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 1.8-acre parcel to the GB District. The requested GB District will be 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**

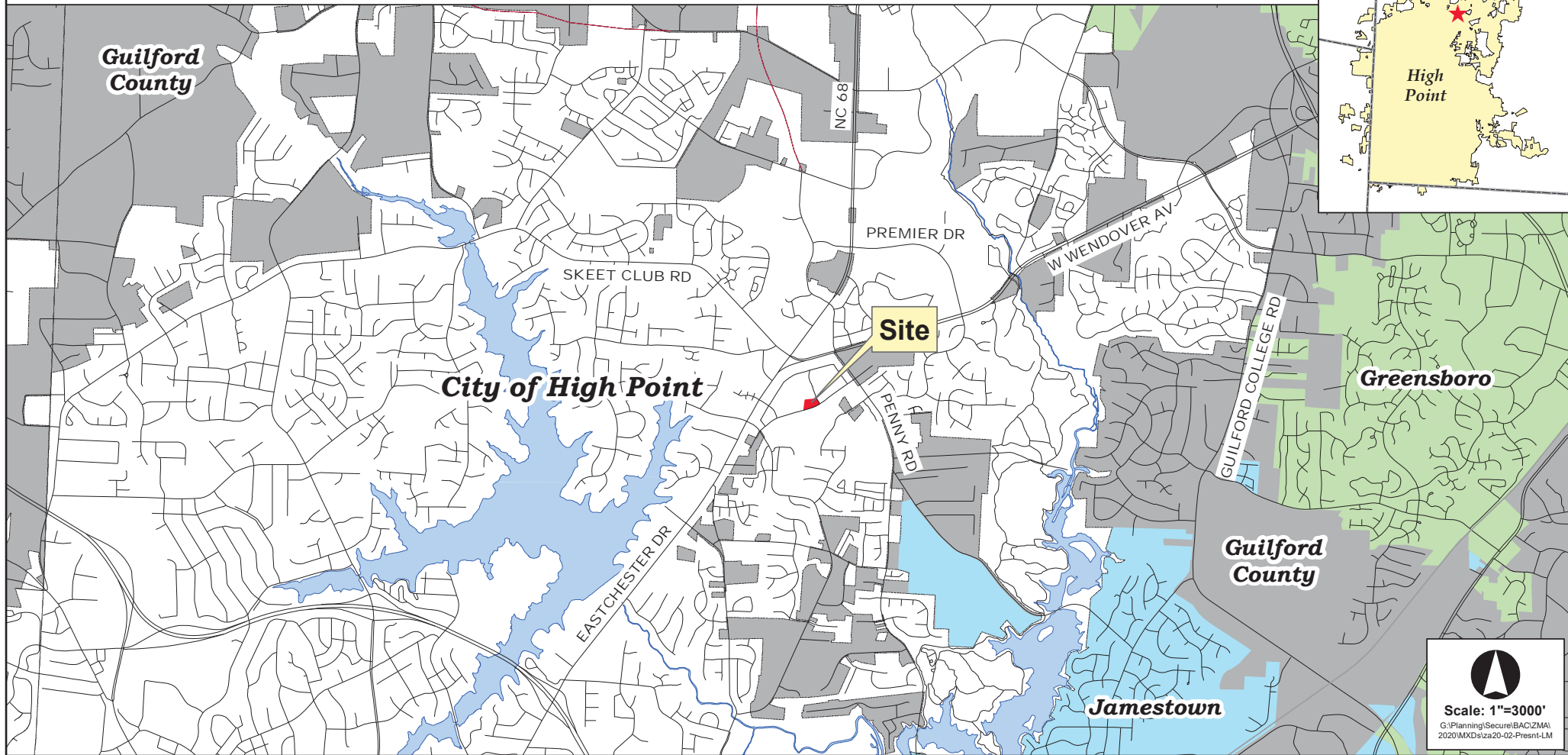
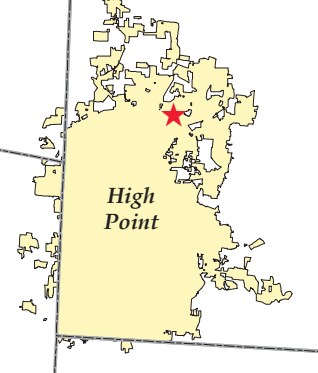
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT ZA-20-02

Applicant: Wynnefield Properties, Inc

## Vicinity Map



Scale: 1"=3000'

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**ZONING MAP AMENDMENT ZA-20-02**

The map displays various zoning districts including CU RC, CU GB, CU R-5, CU RM-16, CU RM-26, CU R-3, CU OI, CU LB, CU AGR, PDR, CZ RC, CZ LB, CZ GB, CZ RM-16, PNR, and PDM. A specific site is highlighted in green and labeled "Site". The map also shows major roads such as W WENDOVER AV, TUXFORD LN, ABBEYWOOD PL, WINDSTREAM WY, BARNSDALE RD, HORNEY RD, FLORENCE SCHOOL DR, SUNNYVAL, GARDEN CREEK DR, EAGLESTON CT, SPANISH PEAK DR, HICKSWOOD RD, GARDENIA CT, HAVERLY DR, MIRUS CT, CANDELAR DR, PLAINVIEW DR, MEADOWLARK RD, MIDVIEW DR, LAKERIDGE DR, HEMLOCK DR, BRIDGEPORT TE, COS COB CT, WHITES MILL RD, ET CLUB RD, EASTCHESTER DR, RAMSAY ST, PRECISION WY, ADMIRAL DR, SAMET DR, PARKHILL CROSSING DR, and WOODPARK DR.

Scale: 1"=500'

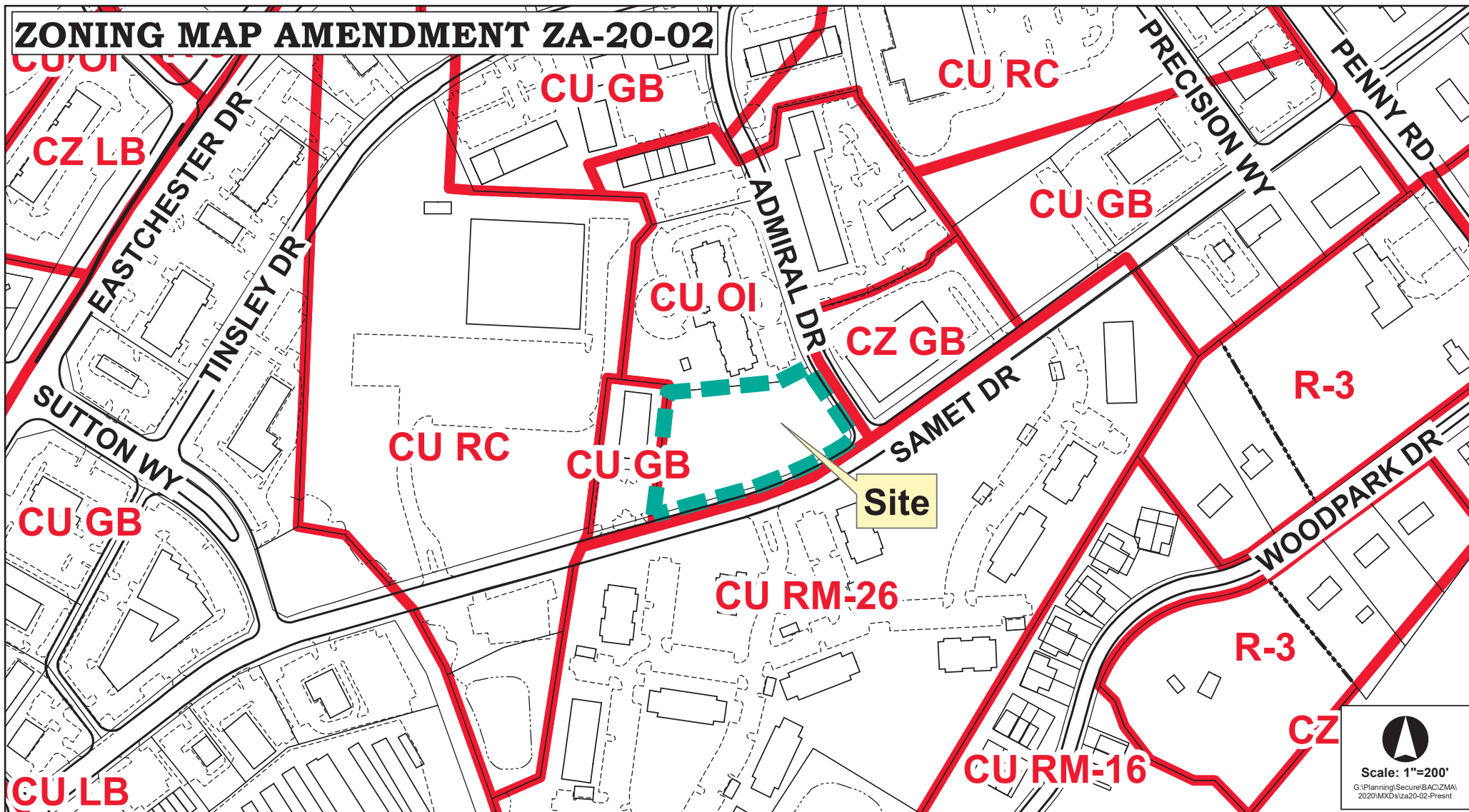
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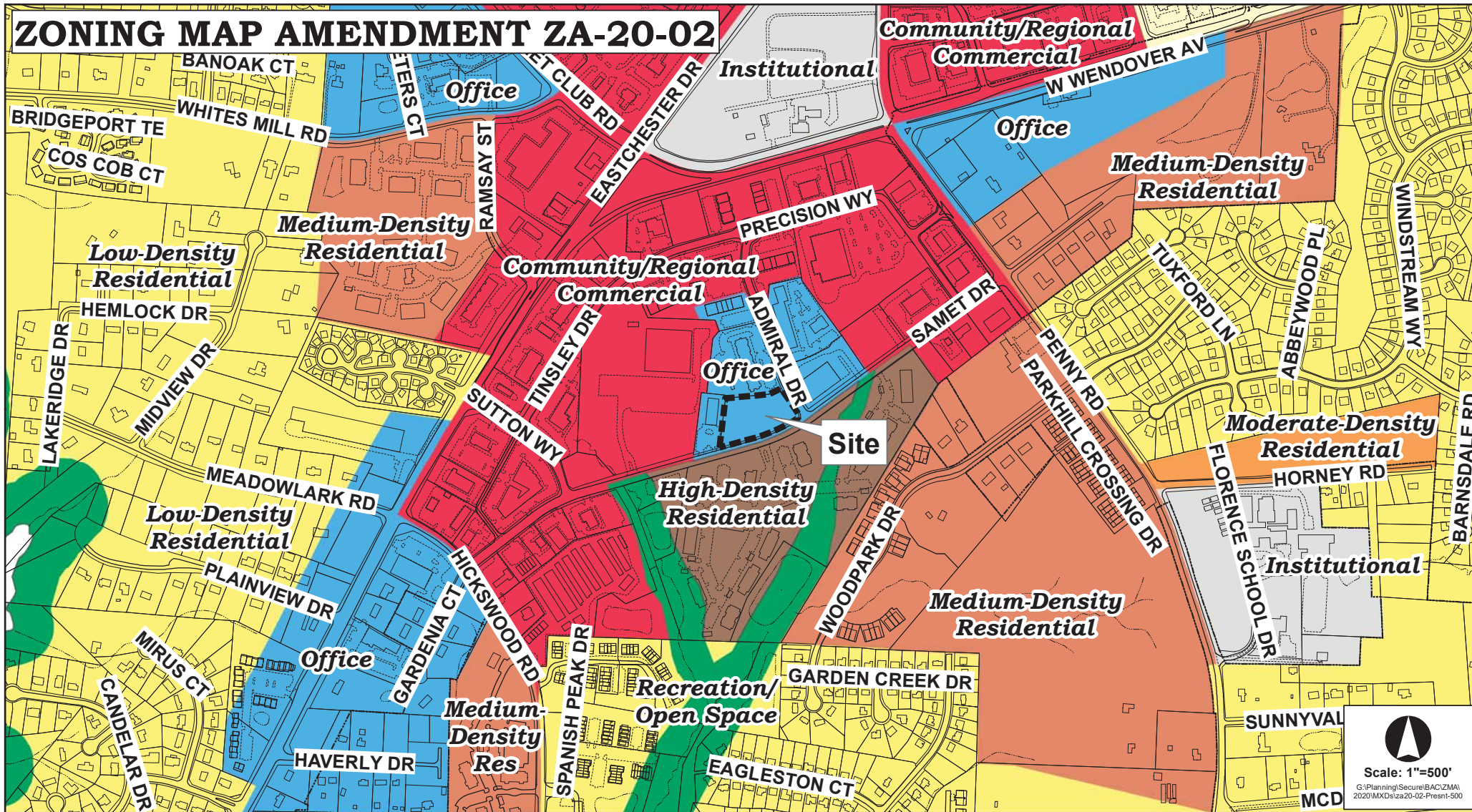
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# ZONING MAP AMENDMENT ZA-20-02



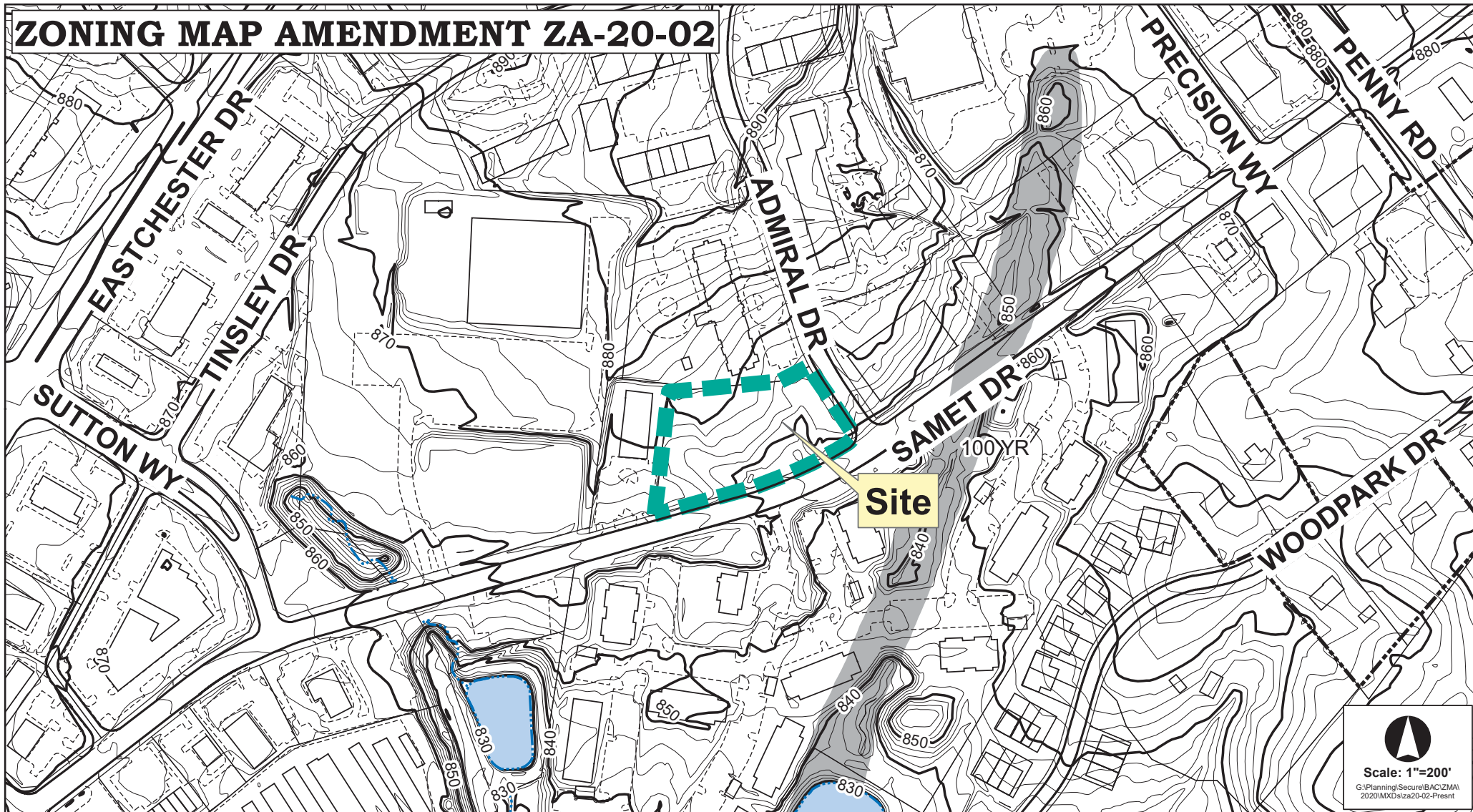
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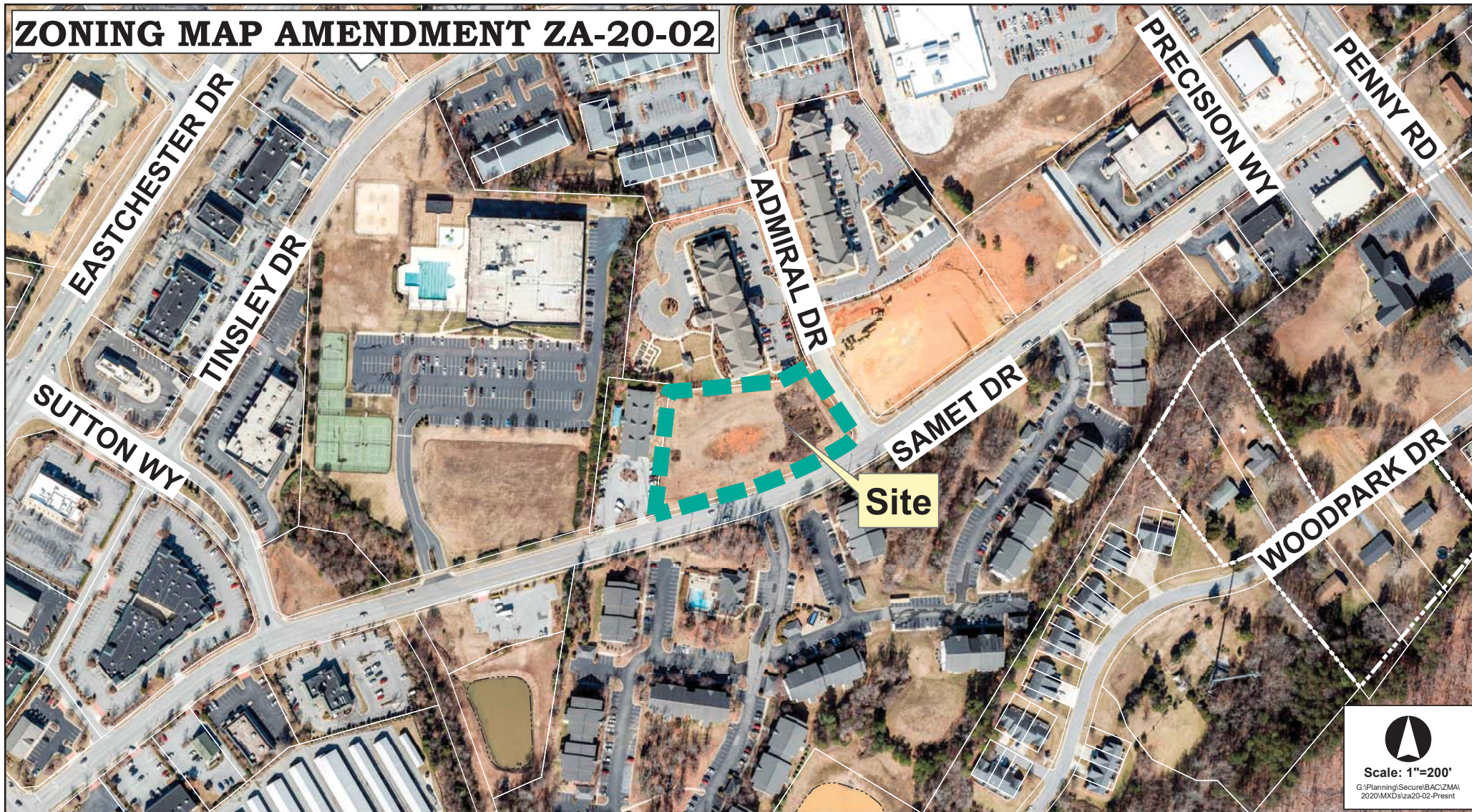
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# ZONING MAP AMENDMENT ZA-20-02





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 25, 2020 and before the City Council of the City of High Point on March 16, 2020 regarding **Zoning Map Amendment Case 20-02 (ZA-20-02)** 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 16, 2020, for the Planning and Zoning Commission public hearing and on March 4, 2020 and March 11, 2020, 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 16, 2020.**

**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: **General Business (GB) District.** The property is approximately 1.8 acres and is located at the northwest corner of Samet Drive and Admiral Drive. The property is also known as Guilford County Tax Parcel 196667.

#### 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.

Adopted by the City Council  
City of High Point, North Carolina  
The 16<sup>th</sup> day of March, 2020

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk



# **Citizens Information Meeting Report**

4955-A Samet Drive, High Point, NC

Submitted by: Wynnefield Properties, Inc.

City of High Point  
4955-A Samet Drive, High Point, NC Rezoning Case  
Wynnefield Properties, Inc.  
1.84+/- acres located at 4955-A Samet Drive, High Point

## **Report Citizen Information Notification**

After meeting and discussions with the City of High Point Planning Department it was advised to notify the neighboring parcels via a letter describing our intent. On January 14, 2020 our firm mailed out letters to surrounding neighbors. The letter along with attachments sent to neighbors are provided as Exhibit A. The list of neighbors who received our letter is also attached as Exhibit B.

At the time of submitting this report on February 3, 2020, our firm has received no feedback from anyone who the information was sent to.

Submitted by

Wynnefield Properties, Inc.

# Wynnefield Properties

January 14, 2020

Re: Property located at 4955-A Samet Drive, High Point, NC

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm dedicated to developing and managing quality "Class A" housing with special emphasis on homes for self-sustaining individuals. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 1.84 acre site located at 4955-A Samet Drive, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 48 unit elderly property will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management, firm with 30 years experience, will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We are available by email ([davis.ray@wynnefieldproperties.com](mailto:davis.ray@wynnefieldproperties.com)), telephone (336) 822-0765, and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at 336-883-3328.

Sincerely,



Davis Ray

**City of High Point**  
**Citizen Information Meetings**



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.



G:/Planning/Secure/BAC/  
2020/ZMA/za20-02

## EXHIBIT B

ADDINGTON RIDGE LLC  
P O BOX 395  
JAMESTOWN NC 27282

ADMIRAL POINTE LLC  
PO BOX 395  
JAMESTOWN NC 27282

CARTER BROTHERS HOLDINGS LLC  
1026-B HUTTON LANE  
HIGH POINT NC 27262

COHEN DAYCARE LLC  
1658 OMNI BLVD  
MOUNT PLEASANT SC 29466

DEEP RIVER CENTER LLC  
PO BOX 5657  
WINSTON SALEM NC 27113

EBSCO Highbrook LLC  
5724 Highway 280 East  
Birmingham AL 35242

SAVE GREEN DEEP RIVER LLC  
806 GREEN VALLEY RD STE 311  
GREENSBORO NC 27408

SPORTSCENTER TRIAD LLC  
3811 SAMET DR  
HIGH POINT NC 27265

WENDOVER LANDING PROPERTY OWNERS  
ASSOCIATION INC  
PO BOX 2756  
HIGH POINT NC 27261