

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 21-04
(HEPHIGHPT, LLC)

From: Andy Piper, Senior Planner

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 5, 2021, and
November 10, 2021

Attachments: Staff Report

Advertised By: Planning & Development

PURPOSE:

A request by HEPHIGHPT, LLC to change the Land Use Map designation for approximately 13 acres from the Low-Density Residential classification to the Local/Convenience Commercial classification. The site is located at the southeast corner of the intersection of Johnson Street and Skeet Club Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their October 26, 2021 public hearing. All members of the Commission were present. Mr. Andy Piper, Senior Planner, presented the case and recommended **denial** of the request as outlined in the staff report.

Speaking on the request:

The applicant's attorney, Mr. Andy Harris, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, High Point, spoke in favor of the request. He pointed out that he believes the request meets several of the goals and objectives of the Land Use Plan, and that there has been significant population growth in the area but an "activity center" identified in the Sandy Ridge Rd./Piedmont Parkway area is no longer available.

Sixteen people spoke related to the plan amendment or related zoning map amendment and expressed concerns about the request, including inconsistency with the Land Use Plan, the wish to preserve the residential character of the community, and that the proposed development would establish and encourage commercial growth in the area. Some speakers pointed out that commercial land uses are already available within about 3 miles of the site, that it is important to support local established businesses rather than add more, and residents moved to the area with the understanding they would have to drive further for services. There were also concerns about preservation of the historic Mendenhall-Blair House, stormwater runoff, and excessive traffic, noise, and litter at an already busy intersection.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

The Planning and Zoning Commission recommended ***denial*** of this request, as recommended by staff, by a vote of 9-0.

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

**STAFF REPORT
PLAN AMENDMENT 21-04
October 26, 2021**

Requests		
Applicant: HEPHIGHT, LLC	Owner: Custom Electric and Plumbing Inc., Cyrus Walton & Gale Walton; and Raul Cardona-Torres & Sandra Romero-Torres	
Plan Amendment Proposal: To change the future land use classification for approximately 13 acres to the Local/Convenience Commercial land use classification.	From:	Low Density Residential
	To:	Local/Convenience Commercial

Site Information	
Location:	The site is located at the southeast corner of Johnson Street and Skeet Club Road.
Acreage:	Approximately 13 acres
Current Land Use:	The site is currently developed with three single family dwellings.

Adjacent Property Current Land Use	
North:	Single-family detached dwellings, rural residential (unincorporated Guilford County)
South:	Single-family detached dwellings
East:	Single-family detached dwellings
West:	Religious institution and major school

Adjacent Land Use Plan Designations	
North:	Low-Density Residential
South:	Low-Density Residential
East:	Low-Density Residential
West:	Low-Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Low-Density Residential: 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.
Proposed Designation:	Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement:	<p>Goal 1: Preserve and enhance High Point's most important natural and cultural resources.</p> <p><u>Obj. 1C:</u> Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land.</p> <p><u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point.</p>
Land Use Plan Goals, Objectives & Policies:	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</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. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p>
Relevant Area Plan:	<p>There are not any area plans that cover this area. However, the Johnson Street/Sandy Ridge Road Corridor plan, which was replaced by the Northwest Area Plan in 2011, did evaluate the site and its surrounding area and recommended a Low-Density Residential land use designation.</p>
LUPA History:	<p>This area was designated as Low-Density Residential in the mid-1980s. The Land Use Plan was recently amended in the vicinity of this case as follows:</p> <p><u>PA-21-02:</u> On August 16, 2021, approximately 45 acres on the northwest corner of Johnson Street and Skeet Club Road were amended from Low-Density Residential to Moderate-Density Residential.</p>

Details of Proposal

Summary of Land Use Plan Amendment Request:

This is a request to change the Land Use Plan classification for approximately 13 acres from the Low-Density Residential classification to a Local/Convenience Commercial classification. The request is being made in conjunction with a zoning map amendment request (ZA-21-18) to support the development of an approximately 65,000 to 75,000 square foot multi-tenant shopping center that will include several outparcels. The site is located at the southeast corner of the signalized intersection of Johnson Street and Skeet Club Road, which are both considered major thoroughfares. Construction to convert Skeet Club Road from two lanes to a four-lane divided roadway with a median from Eastchester Drive/NC 68 to Johnson Street is nearing completion, and Skeet Club Road is anticipated to be widened to multiple lanes from Johnson Street to N. Main Street by 2045. The three parcels associated with this request are currently developed with single family detached dwelling dwellings, one being a historic structure recognized by Guilford County as a Historic Landmark property.

Staff Analysis

The site has been designated since the mid-1980s as Low-Density Residential on the Land Use Plan map. This designation primarily supports single family development at a density of five dwelling units per acre. As a result, the surrounding area has predominately developed with single-family detached dwellings. The properties to the north of the site across Skeet Club Road are more rural in character with lot sizes of roughly five acres and remain part of unincorporated Guilford County. There are two single-family attached townhome developments to the west along Skeet Club Road that developed in the early 2000s, and a recent Land Use Plan amendment and associated zoning map amendment was approved in mid-August to accommodate additional moderate-density residential development near the northwest corner of Skeet Club Road and Johnson Street. In addition, there is a religious institution with a school to the west and additional religious institutions further south along Johnson Street. This is consistent with the currently residential nature of this area of the city.

There are no land use policies supporting the establishment of commercial uses in this area. This was reinforced by evaluations done during consideration of the Johnson Street/Sandy Ridge Road Area Plan originally adopted in 2000 and updated in 2003, and the Northwest Area Plan adopted in 2011. The Johnson Street/Sandy Ridge Road Area Plan recommended that the subject site remain designated Low-Density Residential along with all of the surrounding area and even stated that “commercial services providing neighborhood shopping are not needed in the study area.” During the process of creating the Northwest Area Plan, it was determined that due to overlap in their boundaries and agreement in their recommendations, the Northwest Area Plan would replace the Johnson Street/Sandy Ridge Road Area Plan. That plan also calls for maintaining the Low-Density Residential land use designation for the area north of Skeet Club Road, which forms the southern boundary of the plan area, just across the street from the subject site. Neither plan identified this intersection for commercial development.

The applicant’s desire to change the land use classification to Local/Convenience Commercial to support a zoning map amendment that would accommodate a proposed commercial development would introduce a commercial land use in an area that has not seen any type of commercial development anywhere in the immediate vicinity. Furthermore, there are significant commercial nodes already established at either end of Skeet Club Road within approximately 3 miles of the site, and the recent and planned widening of Skeet Club Road will make these commercial areas even more easily accessible. Therefore, staff is not supportive of the request.

The Community Growth Vision Statement adopted in 2007 also includes an objective to preserve historic landmarks in the city. Although the applicant is proposing to move the existing historic Mendenhall-Blair house from its original location to another spot on the site, approval of this request would remove it from its historic context. This is an additional reason for the site to be considered for a less intense land use designation that is more in keeping with the existing residential character of the area.

Recommendation

Staff Recommends Denial:

Staff recommends denial of the request to change the future land use classification for approximately 13 acres to Local/Convenience Commercial because it will not be in harmony with the existing residential character of the surrounding area and there are no policies supporting the establishment of commercial uses in this area.

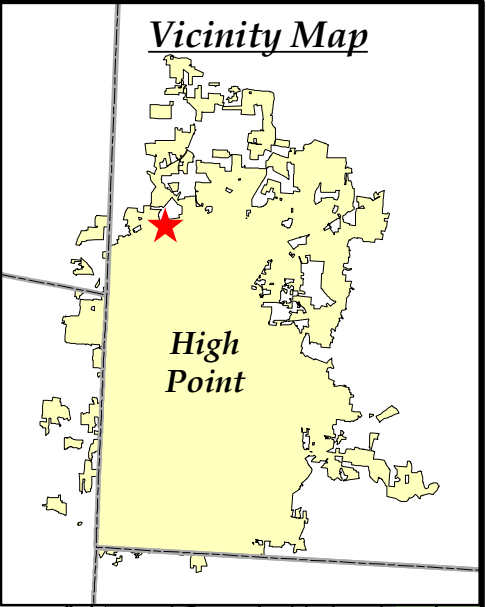
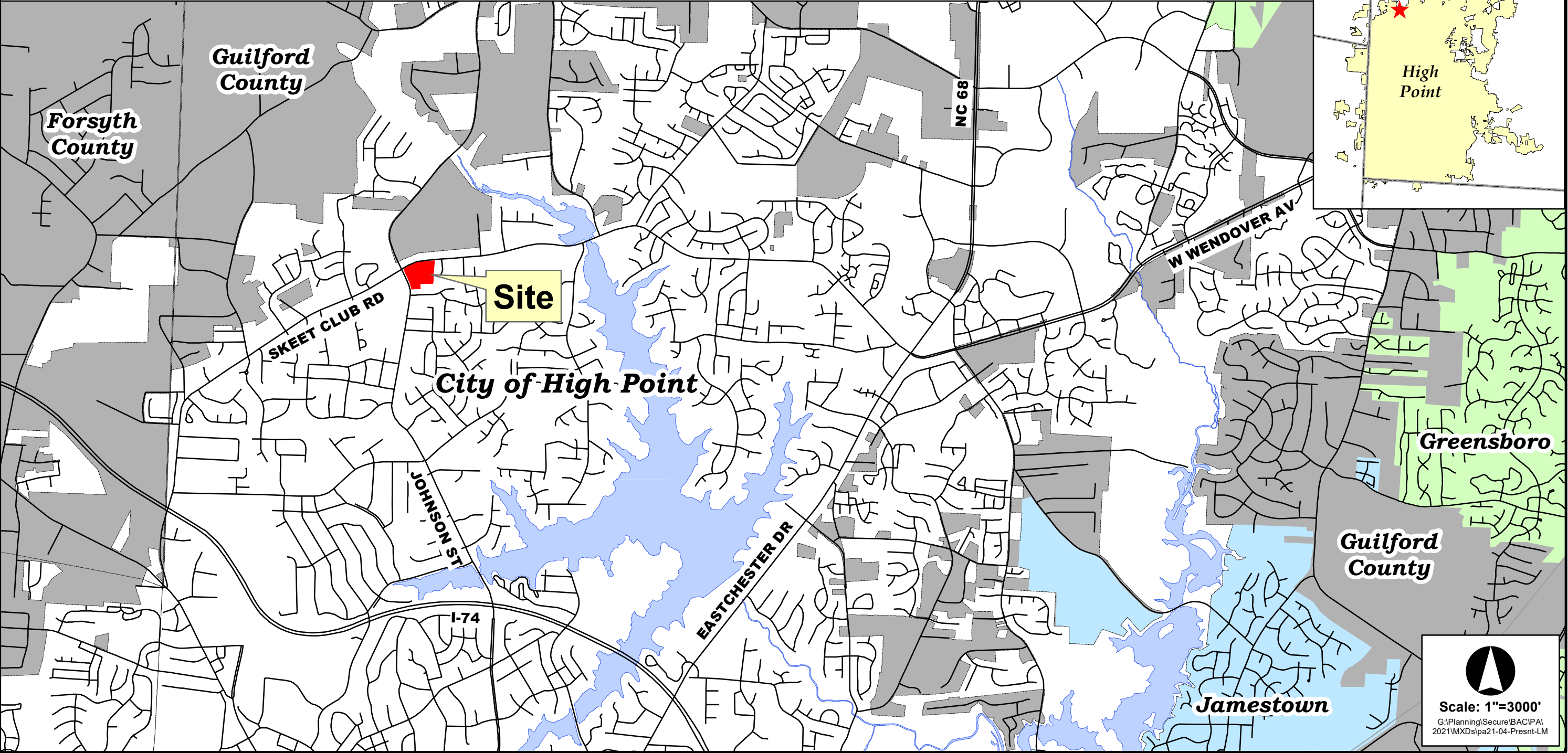
Report Preparation


This report was prepared by Planning and Development Department staff member Andy Piper AICP, Senior Planner, and reviewed by Heidi Galanti AICP, Planning Services Administrator, and Chris Andrews AICP, Interim Planning and Development Director.

List of Attachments:
Land Use Map

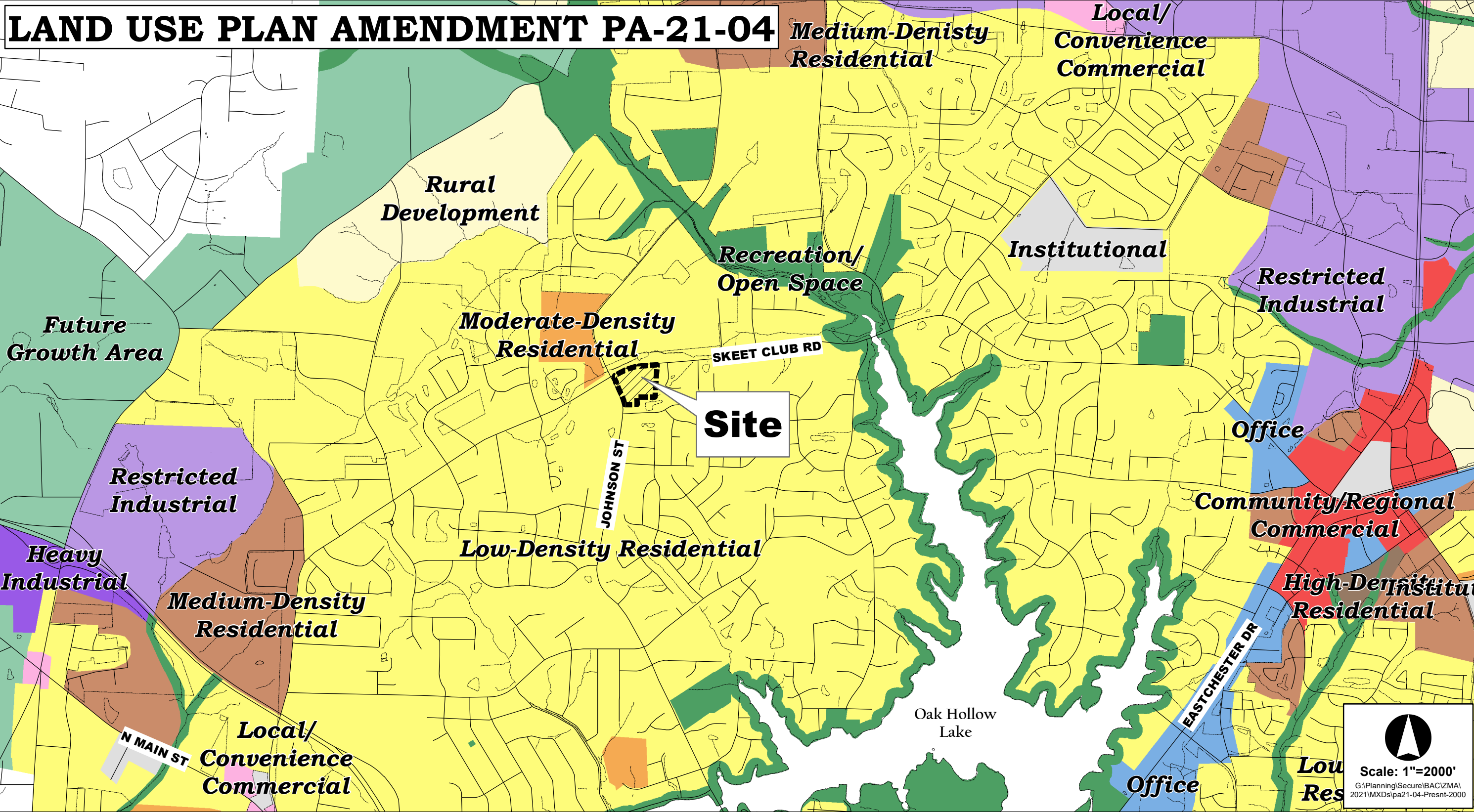
LOCATION MAP


PLAN AMENDMENT: ZA-21-04
Applicant: HEPHIGHPT, LLC




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LAND USE PLAN AMENDMENT PA-21-04




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