

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

**STAFF REPORT  
PLAN AMENDMENT 21-08  
December 14, 2021**

| <b>Requests</b>  |  |              |  |            |   |
|--|--|--------------|--|------------|---|
| <b>Applicant:</b><br>City of High Point  | <b>Owner:</b><br>Tract 1: The Heroes Center, Inc.; Robert and Stacey Jolly; and the City of High Point<br>Tract 2: JT and Alice Callahan; and Bobby, Elizabeth, Phyllis, and Rhonda Idol   |              |  |            |   |
| <b>Plan Amendment Proposal:</b><br>To change the future land use classification for approximately 6.5 acres to the Recreation/Open Space Classification and approximately 2.4 acres to the Office land use classification. | <table border="1"> <tr> <td style="vertical-align: top;"><b>From:</b></td> <td>Tract 1: Low-Density Residential<br/>Tract 2: Low Density Residential</td> </tr> <tr> <td style="vertical-align: top;"><b>To:</b></td> <td>Tract 1: Recreation/Open Space<br/>Tract 2: Office</td> </tr> </table> | <b>From:</b> | Tract 1: Low-Density Residential<br>Tract 2: Low Density Residential | <b>To:</b> | Tract 1: Recreation/Open Space<br>Tract 2: Office |
| <b>From:</b>   | Tract 1: Low-Density Residential<br>Tract 2: Low Density Residential   |              |  |            |   |
| <b>To:</b>   | Tract 1: Recreation/Open Space<br>Tract 2: Office  |              |  |            |   |

| <b>Site Information</b>  |   |
|--------------------------|---|
| <b>Location:</b>         | Tract 1: is adjacent to Oak Hollow Lake and lies at the Western Terminus of Hilton Court.<br>Tract 2: is located on the south side of Gordon Court. |
| <b>Acreage:</b>          | Tract 1: Approximately 6.5 acres<br>Tract 2: Approximately 2.4 acres  |
| <b>Current Land Use:</b> | Single-family and undeveloped   |

| <b>Adjacent Property Current Land Use Tract 1</b> |   |
|---|---|
| <b>North:</b>                                     | Single-family residential and office      |
| <b>South:</b>                                     | Single-family residential and undeveloped |
| <b>East:</b>                                      | Single-family residential and undeveloped |
| <b>West:</b>                                      | Oak Hollow Lake                           |

| <b>Adjacent Property Current Land Use Tract 2</b> |  |
|---|--|
| <b>North:</b>                                     | Single-family residential and NCDOT right-of-way |
| <b>South:</b>                                     | Single-family residential                        |
| <b>East:</b>                                      | Single-family residential                        |
| <b>West:</b>                                      | Single-family residential and undeveloped        |

| <b>Adjacent Land Use Plan Designations Tract 1</b> |   |
|--|---|
| <b>North:</b>                                      | Recreation/Open Space and Office                  |
| <b>South:</b>                                      | Recreation/Open Space and Low-Density Residential |
| <b>East:</b>                                       | Low-Density Residential                           |
| <b>West:</b>                                       | Recreation/Open Space                             |

| Adjacent Land Use Plan Designations Tract 2 |                         |
|---|-------------------------|
| <b>North:</b>                               | Low-Density Residential |
| <b>South:</b>                               | Low-Density Residential |
| <b>East:</b>                                | Low-Density Residential |
| <b>West:</b>                                | Office                  |

| Purpose of Existing and Proposed Land Use Plan Designations |   |
|---|---|
| <b>Existing Designation:</b>                                | <b>Low-Density Residential:</b> 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.  |
| <b>Proposed Designation:</b>                                | <p><b>Tract 1: Recreation/Open Space:</b> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.</p> <p><b>Tract 2: Office:</b> This classification includes professional, personal and business service uses.</p> |

| Relevant Land Use Policies and Plan Amendment History  |  |
|--|--|
| <b>Community Growth Vision Statement</b>               | <p>The following goal and objectives of the Community Growth Vision Statement are relevant to this request:</p> <p>Goal 1: Preserve and enhance High Point’s most important natural and cultural resources.</p> <p>Obj. 1B: Preserve and link environmentally sensitive lands such as floodplains, wetlands, and steep slopes.</p> <p>Obj. 1C: Protect the city’s water supply through compatible use and design innovations and minimizing disturbance of land.</p>   |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | <p>The following goal and objective of the Land Use Plan are relevant to this request:</p> <p>Goal #1: Ensure that development respects the natural environment.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p>   |
| <b>Relevant Area Plan(s):</b>                          | <p><u>Eastchester Drive Corridor Plan - Phase II (Lassiter Drive to Penny Road)</u><br/>The Eastchester Drive Corridor Plan Phase II is neither in support of nor in opposition to the proposed amendment.</p> <p><u>Eastchester and I-74 Land Use Assessment</u> – The following recommendations of the assessment are relevant to this request:</p> <ul style="list-style-type: none"> <li>• The City should consider purchasing land adjacent to Oak Hollow Lake in Tier 1 as it becomes available to enhance water quality protection.</li> <li>• <b>Area 2 of the Land Use Assessment</b> [Tract 1 of PA 21-08 is a portion of Area 2] is located immediately adjacent to Oak Hollow Lake. It is in Tier 1 and Tier 2 of the Oak Hollow Lake WCA</li> </ul> |

|                      |  |
|----------------------|--|
|                      | <p>and contains approximately 19 acres. The current land uses in this area are single-family residential. As a general policy, as properties around the lake in Tier 1 become available, the City should consider purchasing them to protect the city’s drinking water supply. The land use designation is recommended to change from Low-Density Residential to Recreation/Open Space to reflect this desire. The current zoning for Area 2 is R-3 and it should remain.</p> <ul style="list-style-type: none"> <li>• <b>Area 5</b> [Tract 2 of PA 21-08 is a portion of Area 5] consists of 4 lots, some of which have frontage on Eastchester Drive, but can only be accessed off the new cul-de-sac west of the traffic circle (Gordon Court). Most of this area is within the City Lake GWA, except for a small portion at the intersection of Eastchester Drive and the I-74 exit ramp that is in the Oak Hollow Lake WCA. The area consists of approximately 4 acres and the current use is single-family detached residences. This area backs up to the Breckenridge residential neighborhood and protection of this neighborhood is important to maintain its stability. Due to the lack of direct access, possible land uses for this area are office and higher density residential uses such as townhomes, condominiums, or apartments. Due to the impacts of traffic noise and light glare, this area may no longer be viable for single-family detached residences. The Office land use designation should be expanded to include all the properties in Area 5. The current zoning for Area 5 is R-3.</li> </ul> |
| <b>LUPA History:</b> | <p>These areas have been designated as Low-Density Residential since the early 1980’s. The Recreation/Open Space classification was added in the 1992 Land Use Plan. There have not been any land use amendments in this area.</p>   |

**Details of Proposal**

Summary of Land Use Plan Amendment Request:

The City of High Point is requesting Land Use Plan amendments for Tract 1, from Low-Density Residential to Recreation/Open Space and for Tract 2, from Low-Density Residential to Office in accordance with the recommendations of the recently adopted Eastchester and I-74 Land Use Assessment.

**Staff Analysis**

The Eastchester and I-74 Land Use Assessment was adopted by City Council on May 19, 2021, and recommended two Land Use Plan amendments. Tract 1 is located adjacent to Oak Hollow Lake and is in Tier 2 of the Oak Hollow Lake Watershed Critical Area (WCA) and contains portions of three lots that total approximately 6.5 acres. Tier 2 of this WCA only allows new residential uses at 1 dwelling unit per acre. The other portions of the three lots are in Tier 1 of the Oak Hollow Watershed Critical Area which does not allow for any new development except public water dependent structures. The current land uses in this tract are single-family residential and a portion of an

undeveloped parcel that is owned by the City of High Point. The assessment recommends, as a general policy, as properties around the lake in Tier 1 become available, the City should consider purchasing them to protect the city's drinking water supply." Since portions of these lots are within Tier 1 of the WCA, the land use designation is recommended to change from Low-Density Residential to Recreation/Open Space to reflect the desire to protect the watershed area.

Tract 2 consists of a portion of three lots, two of which have frontage on Eastchester Drive and are already designated as Office. Due to restricted access by NCDOT, these lots can only be accessed off Gordon Court. This tract is within the City Lake GWA, which restricts new development to not exceed 70% built-upon area. The area consists of approximately 2.4 acres and the current use is single-family detached residences. Possible future land uses for this area are office and higher density residential uses such as townhomes, condominiums, or apartments. Due to the impacts of traffic noise and light glare, this area may no longer be viable for single-family detached residences. The Office land use designation should be expanded to include all the properties in Tract 2.

### **Recommendation**

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

Staff recommends approval of the request to change the land use for Tract 1, from Low-Density Residential to Recreation/Open Space and for Tract 2, from Low-Density Residential to Office. Due to the constraints on these sites, the land use classifications will be in harmony with the land use pattern of the surrounding area.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Services Administrator, and reviewed by Herb Shannon, AICP, Senior Planner.

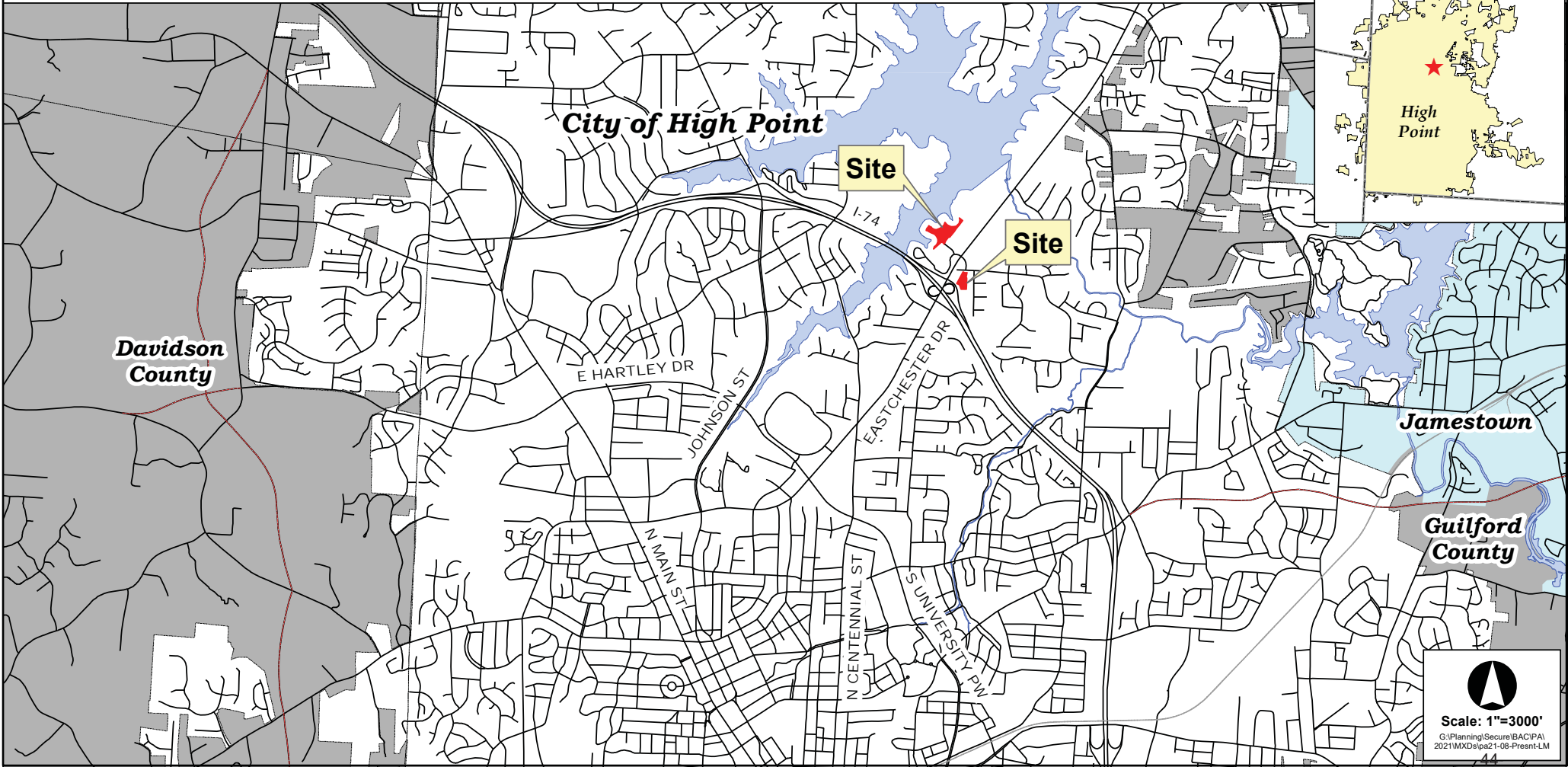
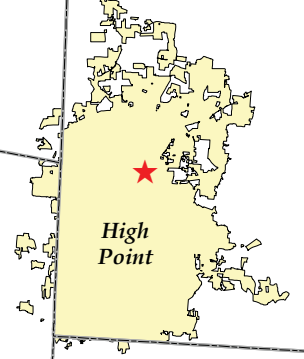
#### List of Attachments:

*Land Use Map*

# LOCATION MAP

PLAN AMENDMENT: PA-21-08  
Applicant: City of High Point

## Vicinity Map



Scale: 1"=3000'  
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# PLAN AMENDMENT: PA-21-08

**Recreation/  
Open Space**

Tract 1  
From: Low-Density Residential  
To: Recreation/Open Space

Oak Hollow  
Lake

**Recreation/  
Open Space**

I-74 W

I-74 E

CYPRESS CT

HILTON CT

EASTCHESTER DR

HERRON PT

LAZY LN

CASTLE GATE CT

Tract 2  
From: Low-Density Residential  
To: Office

**Office**

**Low-Density Residential**

GORDON RD

**Low-Density  
Residential**

KIMBERLY PL

BRECKENRIDGE CT



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45

**A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA**

**WHEREAS**, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

**WHEREAS**, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

**WHEREAS**, public hearings were held before the High Point Planning and Zoning Commission on December 14, 2021 and before the City Council of the City of High Point on January 18, 2022, regarding this proposed amendment (PA 21-08) to said *Land Use Plan for the High Point Planning Area*.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:**

**SECTION 1.** That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 6.5 acres (as shown on the attached map) from Low-Density Residential to Recreation/Open Space and 2.4 acres (as shown on the attached map) from Low-Density Residential to Office.

**SECTION 2.** Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

**SECTION 3.** This resolution shall become effective immediately upon adoption.

Adopted by City Council  
City of High Point, North Carolina  
The 18<sup>th</sup> day of January 2022

By: \_\_\_\_\_  
**Jay W. Wagner, Mayor**

**ATTEST:**

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