

# CITY OF HIGH POINT

## AGENDA ITEM



<b>TITLE:</b> Annexation 23-04 (Double Play Properties, LLC)	
<b>FROM:</b> Sushil Nepal, AICP Planning & Development Director	<b>MEETING DATE:</b> February 19, 2024
<b>PUBLIC HEARING:</b> Yes	<b>ADVERTISED DATE/BY:</b> January 31, 2024 Planning & Development
<b>ATTACHMENTS:</b> A. Staff Report B. Map C. Annexation Ordinance	

### PURPOSE:

A request by Double Play Properties, LLC to consider a voluntary contiguous annexation of an approximate 0.32-acre parcel (806 Pinecroft Street). The site is located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue, and also known as Guilford County Tax Parcel 155267.

### BACKGROUND:

The staff report and recommendation are enclosed.

### BUDGET IMPACT:

Municipal services will be available upon the effective date of annexation.

### RECOMMENDATION/ACTION REQUESTED:

Staff recommends ***approval*** of Annexation 23-04.



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

**STAFF REPORT  
ANNEXATION 23-04  
February 19, 2024**

<b>Request</b>	
<b>Applicant:</b> Double Play Properties, LLC	<b>Owner:</b> Double Play Properties, LLC
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> None, this parcel is within the City of High Points Extraterritorial Jurisdiction (ETJ) Area.

<b>Site Information</b>	
<b>Location:</b>	The site is located along the west side of Pinecroft Street, approximately 120 feet south of Lawndale Avenue (806 Pinecroft Street).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 155267
<b>Site Acreage:</b>	Approximately 0.32-acres
<b>Current Land Use:</b>	Undeveloped
<b>Current Zoning:</b>	Residential Single Family – 5 (R-5) District (High Point ETJ Area)  The site is within the City’s ETJ Area, which consists of lands where Guilford County has granted the City of High Point zoning and building permit authority.
<b>Current Fire District:</b>	Pinecroft-Sedgefield Special Fire District
<b>Proposed Development:</b>	One single family home is proposed to be developed.
<b>Proposed Unit Type, Number and Average Value:</b>	Estimated value (total property) once completed will be approximately \$240,000.
<b>Proposed Build-out Schedule:</b>	Approximately 6 to 8 months.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 2. If approved, the land associated with this annexation will be part of Ward 2.
<b>Physical Characteristics:</b>	The parcel is undeveloped with no noteworthy physical features.
<b>Water and Sewer Proximity:</b>	A 6-inch City water line and a 8-inch City sewer lines lie adjacent to the site along Pinecroft Street
<b>General Drainage and Watershed:</b>	The site is relatively level and drains in a general southerly direction. Development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for residential development that is greater than one (1) dwelling unit per acre

	and non-residential development with an impervious surface area that exceeds 12% or more of the site.
<b>Overlay District:</b>	None

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	R-5	Residential Single Family – 5 District	Single family dwelling
<b>South:</b>	R-5	Residential Single Family – 5 District	Single family dwelling
<b>East:</b>	R-5	Residential Single Family – 5 District	Single family dwelling
<b>West:</b>	R-5	Residential Single Family – 5 District	Single family dwelling

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Pinecroft Street	Local	100 ft.
Vehicular Access:	Via driveway access from Pinecroft Street		

**City Department Comment Summary**

Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within proximity to existing service areas do not warrant individual department comment.

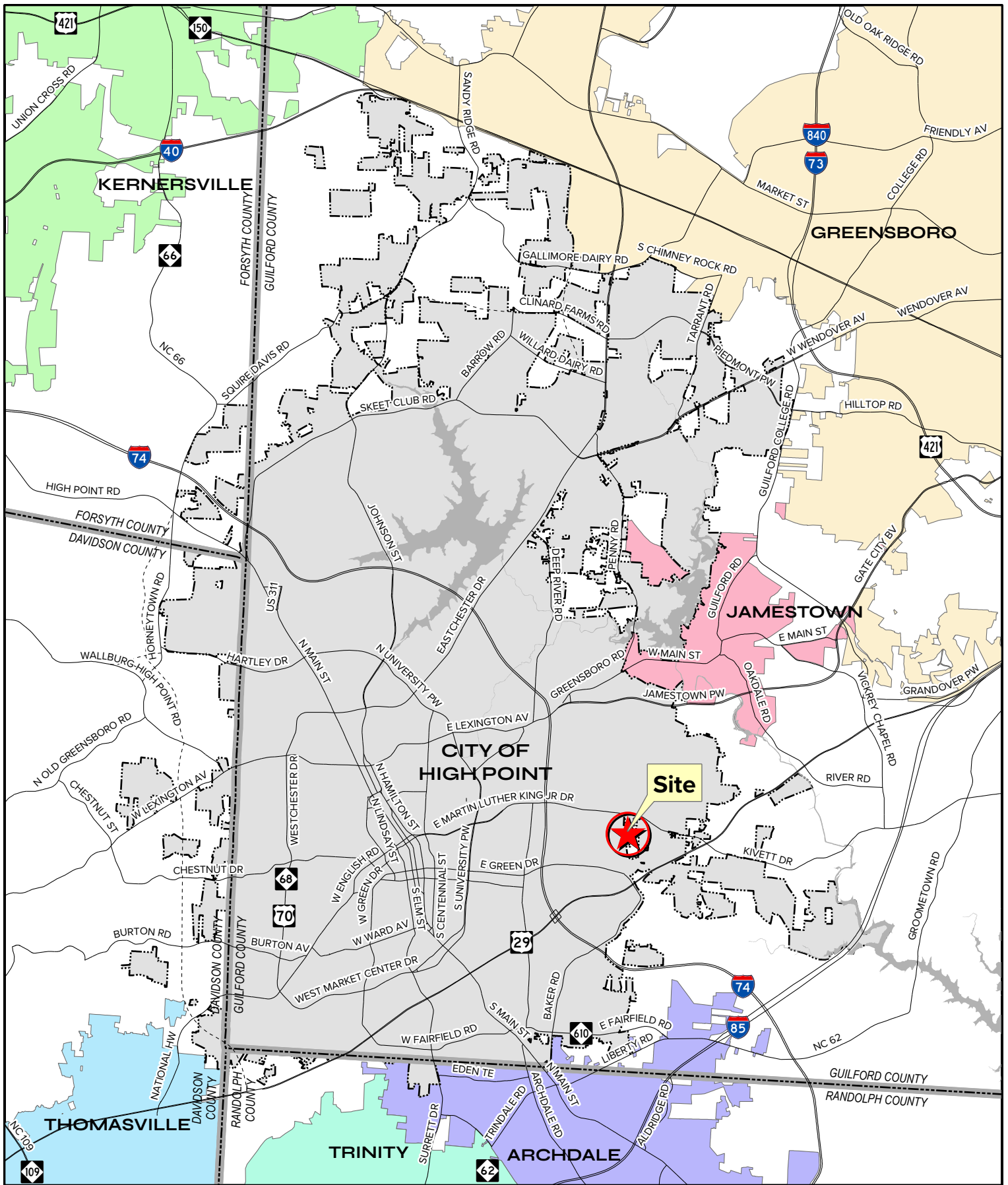
**Details of Proposal**

The applicant is requesting annexation to have access to City utilities to facilitate development of a single family dwelling. This property is situated in the eastern-central portion of the City's Planning area, within a small unincorporated enclave, that is surrounded by the High Point corporate limits.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is surrounded by the City's corporate limits. City services and service vehicles are already present in this area and the annexation of this parcel will not negatively impact the City's ability to provide services in this area.

**Report Preparation**

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Sushil Nepal AICP, Planning and Development Director.



**ANNEXATION REQUEST: AN-23-04**

**Applicant: Double Play Properties LLC**



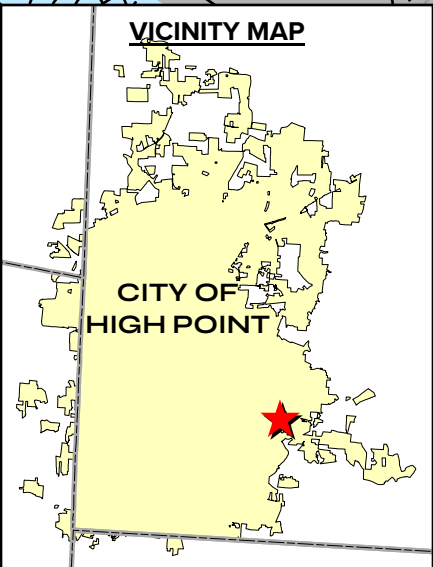
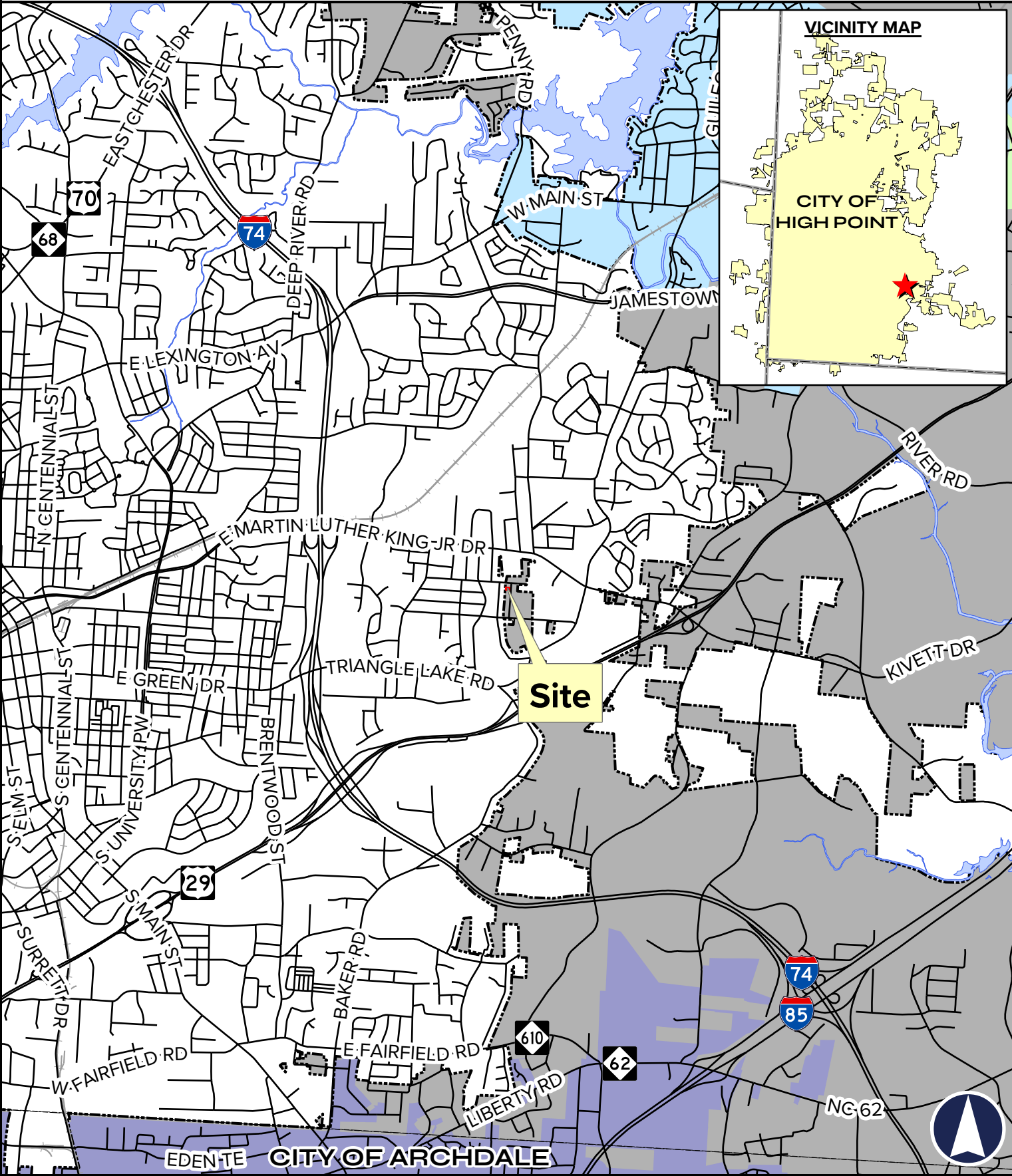
PLANNING AND  
DEVELOPMENT

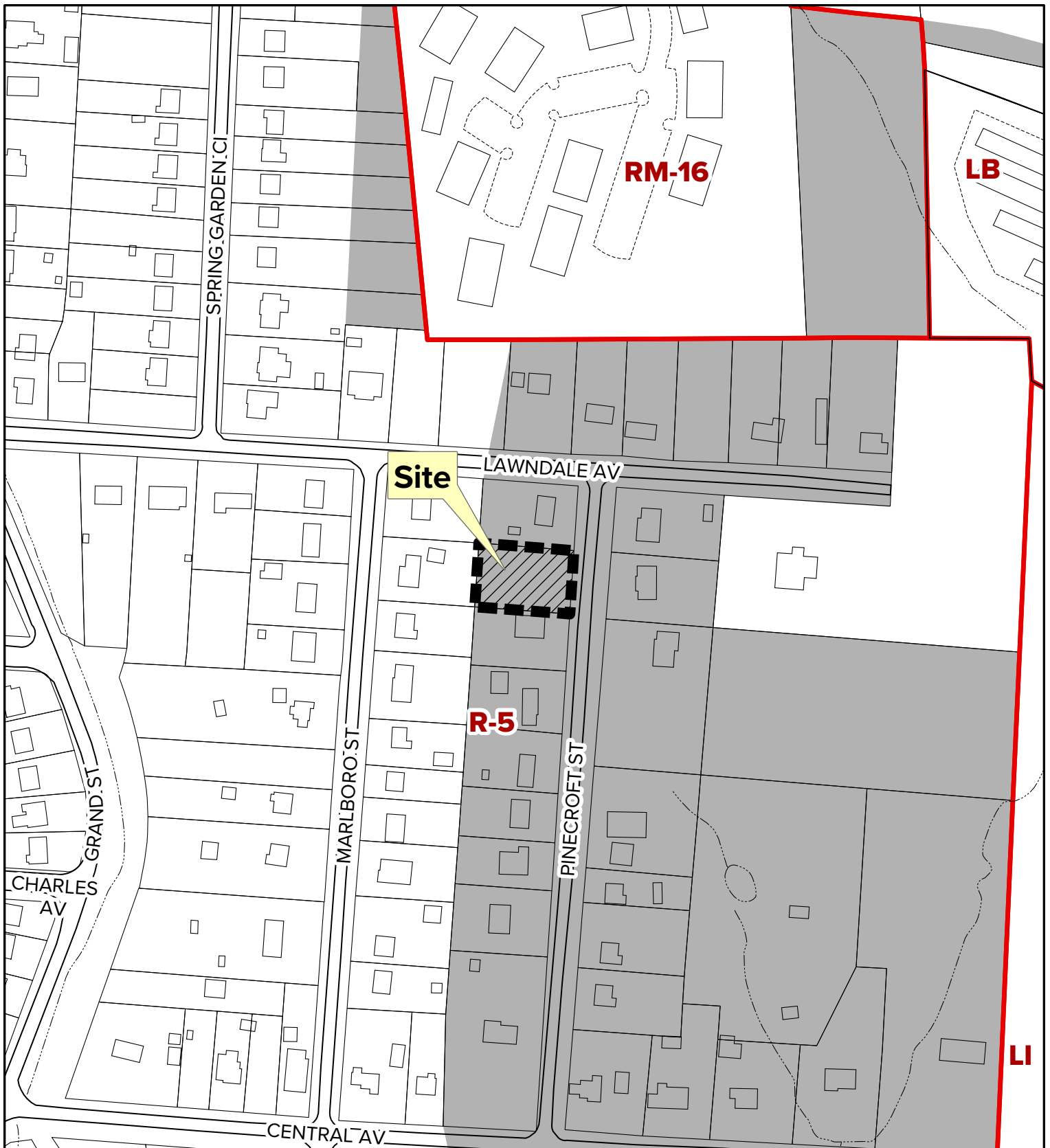


**Scale: 1" = 8,500'**

# LOCATION MAP

ANNEXATION REQUEST: AN-23-04  
Applicant: Double Play Properties LLC





## ANNEXATION REQUEST: AN-23-04

**Applicant:** Double Play Properties LLC  
**Area:** 0.32 acres (approximate)

CITY OF  
**high point.**

PLANNING AND  
 DEVELOPMENT



Scale: 1" = 200'

**Existing Zoning Boundary**  
**Subject Property Boundary**



Return to: Meghan Maguire, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE  
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 19<sup>th</sup> day of February, 2024; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of February 19, 2024.

**A map showing the annexed area can be found in Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
in the Guilford County Register of Deeds Office.**



**ANNEXATION DESCRIPTION - Annexation Case 23-04 (AN-23-04)**

**Property Owner:** Double Play Properties, LLC )

**LEGAL DESCRIPTION 806 Pinecroft Street:**

Guilford County Tax Parcel 155267 (PIN# 7810-76-0231)

Situated in State of North Carolina, Guilford County, Jamestown Township and more particularly described as follows:

Beginning at a 1/2" existing iron pipe (eip) located at the southeast corner of Lot 41 of block "F" of "Amos Brothers Subdivision Number Two" as recorded in Plat Book 20, Page 76, and lying in the western margin of the right-of-way for Pinecroft Street, a 40' public right-of-way per Plat Book 20, Page 76, having N.C. grid coordinates of: N = 806,166.68' & E = 1,717,109.98' {North American Datum 83(2011)}; Thence running from the point of beginning along the common line of Lots 41 & 42 (P.B. 20, Pg. 76), N 85°55'14" W, 149.26' to a 1/2" eip, the southwest corner of Lot 41 and being the southeast corner of now of formerly Tax Parcel: 181716, the Brian W. Dennis & Sherry Dennis property as recorded in Deed Book 3956, Page 58; thence running with Dennis' eastern line and along the western lines of Lots 41 through 38 (P.B. 20, Pg. 76), N 04°30'58" E, 99.91' to a 1" eip the northwest corner of Lot 38 and being the southwest corner of now or formerly Tax Parcel: 155259, the Israel A. Quintana & Yadira A. Quintana property as recorded in Deed Book 8728, Page 931; thence running with Quintana's southern line and the northern line of Lot 38, S 85°54'54" E, 149.28' to a 3/4" eip in the western margin of the right-of-way for Pinecroft Street, the northeast corner of Lot 38; thence running with said western margin, S 04°31'24" W, 99.90' to the point and place of beginning, **containing 14,913 sq. ft. or 0.342 acres more or less,** as surveyed by Triad Land Surveying, P.C., on November 29, 2023, and having job #23167-3.

Being the same land conveyed to Double Play Properties, LLC by instrument recorded in Deed Book 8783, Page 2521. ALL Deed Book, Plat Book and Page references are to the Guilford County Registry.

SECTION 2. Upon and after **February 19, 2024** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.



Adopted by the City Council  
City of High Point, North Carolina  
The 19<sup>th</sup> day of February, 2024.

By: \_\_\_\_\_  
Cyril Jefferson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk