

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 15-09
Voluntary Non-Contiguous Annexation
(Maxine Wallace Heirs and Bessie Idol Heirs)

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 21, 2016

Public Hearing: Yes

Advertising Date: February 19, 2016

Advertised By: Planning & Development
Department

Attachments: A. Staff Report
B. Map
C. Annexation Ordinance of Adoption

PURPOSE:

A request by the Maxine Wallace Heirs and the Bessie Idol Heirs to consider a voluntary non-contiguous annexation request. The proposed annexation site is approximately 114.18 acres, and lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road. The property is addressed as 8809, 8813 & 8819-R1 Boylston Road, and is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

The Police Department reports that to provide a reasonable police response time and to patrol this area the addition of an officer per shift, per patrol team and the creation of a new patrol beat would be needed. That would result in six new officers being hired, trained and equipped. In January of 2016, the Police Department submitted a budget request for an additional sixteen (16) Police Officers. If granted, the new officers would be hired over a two year period and prior to the completion time of this project.

Police Department Estimate

Estimated cost of one officer is \$45,000 for equipment and vehicle, and \$50,000 for salary and benefits (total of \$95,000 per officer first year).

Every year after that it would just be the \$50,000 for salary and benefits.

Year One – 6 x \$95K = \$570,000

Year Two and after – 6 x \$50,000 = \$300,000

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 15-09.

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

**STAFF REPORT
ANNEXATION CASE 15-09
March 21, 2016**

Request	
Applicant: Maxine Wallace Heirs and Bessie Idol Heirs	Owners: Maxine Wallace Heirs and Bessie Idol Heirs
Proposal: Voluntary (non-contiguous) annexation of approximate 114.18 acres.	Effective Date: July 4, 2016
	Associated Zoning Case: Zoning Amendment Case 15-21

Site Information	
Location:	Lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road (8809, 8813 & 8819-R1 Boylston Road)
Tax Parcel Numbers:	Guilford County Tax parcels 0169014, 0169013 and 0168988
Site Acreage:	Approximately 114.18 acres
Current Land Use:	There is a single family dwelling on the 4-acre parcel fronting along Boylston Road; the remaining portion of the site is undeveloped.
Current Fire District:	Colfax Fire District: The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural areas lying south of I-40.
Proposed Development:	A 300 unit mixed-use development consisting of single family detached dwellings, twinhomes dwellings and townhome dwellings.
Proposed Unit Type, Number and Average Value:	The applicant has estimated an average selling price of approximately \$200,000 per dwelling unit.
Proposed Build-out Schedule:	The applicant has estimated a build-out schedule of approximately five years (90 units per year).
Proposed City of High Point Council Ward:	Nearby parcels, within the City limits are within Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, the W. Fork Deep River, bisects the western third of the site and a FEMA classified floodway, 100-year flood plain and 500-year flood plain are lying along both sides of the stream. Additionally, a 50-foot wide Piedmont Natural Gas Right-of-Way transects the northeastern corner of the site near Sweetmeadow Road.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Boylston Road and an 18-inch City sewer line runs through the site along the east side of the stream.
General Drainage and Watershed:	The eastern two-thirds of the site drains in a general southwesterly direction toward the stream and the western third of the site drains in

	an easterly directly towards the stream. Development is subject to the Oak Hollow Lake GWA requirements. Engineered storm water treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed (GWA) Airport Overlay – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwellings
South:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels
East:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
West:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Boylston Road	Minor Thoroughfare	382 ft
	Sweetmeadow Road	Local Street	60 ft (stub street)
	Quailmeadow Road	Local Street	84 ft (stub street)
Vehicular Access:	Boylston Road (public street), Sweetmeadow Road (public street), and Quail Meadow Road (public street)		

City Department Comment Summary	
Public Services:	<p><u>Short and Long Term Impact.</u></p> <ol style="list-style-type: none"> 1. <u>Streets Division</u> – No issues serving development. 2. <u>Stormwater Division</u> – No issues serving development. 3. <u>W/S Mains</u> – No issues serving development. 4. <u>Environmental Services</u> – There is a current revision submitted to the city ordinances in reference to dumpsters being required for twinhomes and townhome developments. The streets and cul-de-sacs need to be designed to allow adequate turning radius and passage of larger service vehicles. This development may include smaller lots which raises concerns with regard to front lot width and on street parking. Tract “B” is 24 acres and estimating 120 lots with a minimum lot size of 7,000 square feet. This is similar other neighborhoods where we have issues on recycling week (Cottesmore Subdivision near Barrow Rd). That said, between mailboxes, green toters and brown toters (with an occasional parked car on the street) we have a tough time with safe/adequate passage. If they have clustered mailboxes it would help with the toter issue. My preference for the twinhomes and townhome tracts is to require a dumpster for both recycling and garbage.

Police:	<p><u>Short and Long Term Impact.</u> In order to provide a reasonable police response time and to patrol this area would require the addition of an officer per shift, per patrol team and the creation of a new patrol beat. That would mean six new officers would have to be hired, trained and equipped. Even in the early construction phase, there would be a need for a patrol. The developer could hire some off-duty officers or some other security officers during construction to reduce that short term impact until properties are sold.</p> <p>Estimated cost of one officer is \$45,000 for equipment and vehicle and \$50,000 for salary and benefits (total of \$95,000 per officer first year).</p> <p>Every year after that it would just be the \$50,000 for salary and benefits. Year One – 6 x \$95K = \$570,000 Year Two and after – 6 x \$50,000 = \$300,000</p> <p>See the attached October 8, 2015 memorandum from Kenneth J. Shultz, Chief of Staff, to Chief Sumner for more detailed information. In January of 2016, the High Point Police Department submitted a budget request for an additional (16) sixteen Police Officers. If granted, the new officers would be hired over a two year period and prior to the completion time of this project. See March 8, 2016 memorandum from Major Larry Casterline.</p>
Fire:	<p><u>Short and Long Term Impact.</u> The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural area lying south of I-40. As we are already serving this area there are no new impacts.</p>
Transportation:	<p><u>Short and Long Term Impact.</u> No comments, transportation condition in the associated zoning application (ZA15-21) address our departments concerns.</p>
Engineering Services:	<p><u>Short Term Impact & Long Term Impact.</u> City of High Point water and sanitary sewer lines are located in this general area. Utility line extensions into the proposed development shall be required to serve individual parcels and future development sites.</p>

Details of Proposal

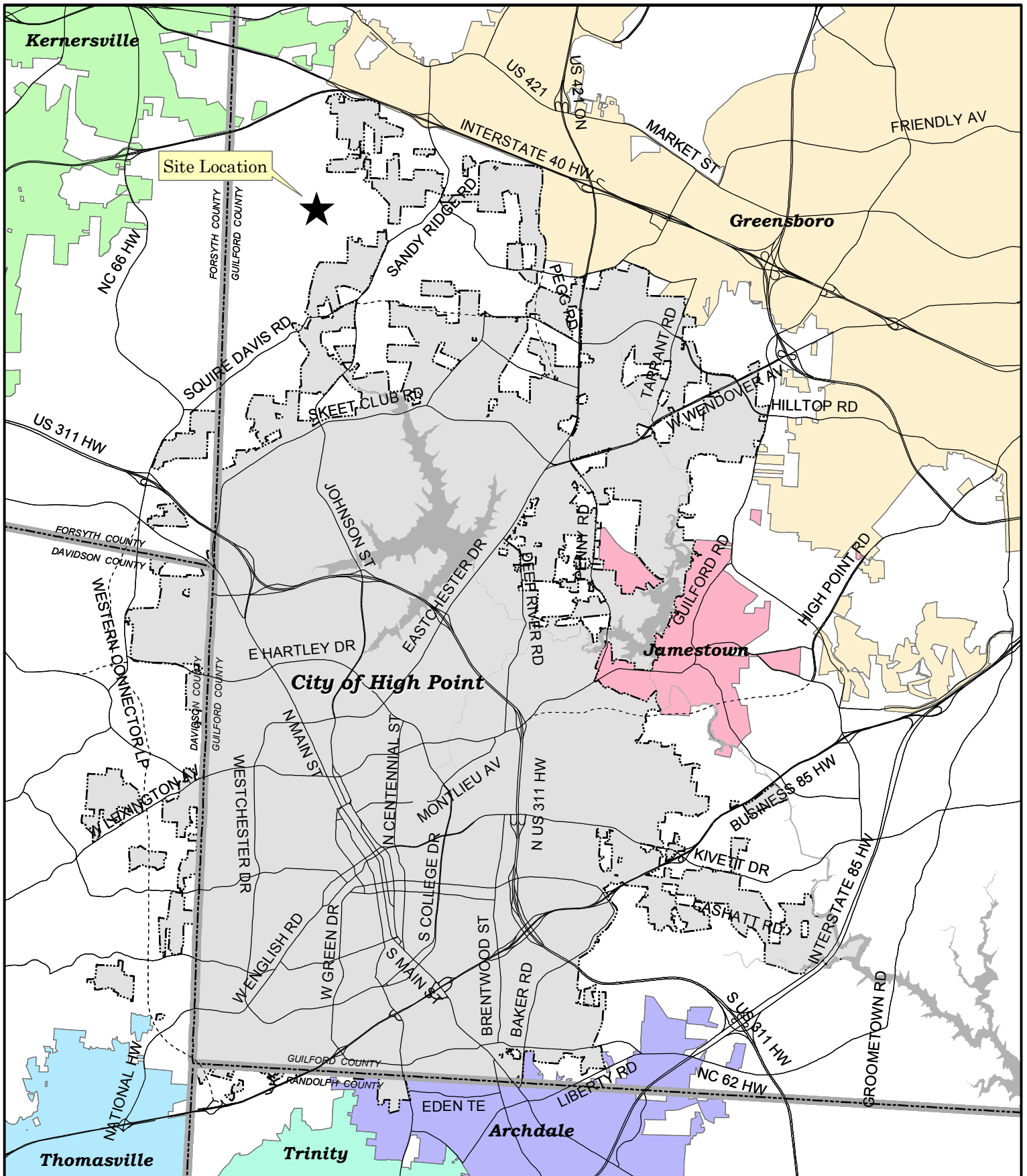
This annexation application is associated with Zoning Amendment Case 15-21 to develop a 300-unit mixed-use residential development. The applicant has requested voluntary annexation to obtain access to city utilities for this residential development. This annexation petition represents a logical progression of the City’s annexation policy based on the following:

- Proximity to existing High Point Corporate Limits:
 Existing City Corporate limits have been established in this general area approximately 900 feet to the north at the northern terminus of Quail Meadow Lane, approximately 1,360 feet east along the east side of Adkins Road and approximately 1,350 feet southeast of the site along the south side of Bame Road.

- Adopted Annexation Agreement with adjacent municipalities:
Annexation agreements have been established with the City of Greensboro and with the Town of Kernville. Based on these agreements the City's Planning area, where annexation may occur, extends northward to I-40, and approximately one mile east of this current site to Twin Creek Road, just over the Guilford/Forsyth County line.
- Proximity to City Utilities and Services:
City utility lines, both water and sewer, have already been established in this area. As noted in the information portion of this report a City water line lies adjacent to the site along Boylston Road and a City sewer line runs through the site. City service vehicles are already present in this general area, along Bame Road, and the scale of the proposed development will assist to offset the impact of additional travel time to serve the proposed development. This will be further reduced as additional parcels in this portion of the City's Planning area are voluntary annexed.
- Impact to City Services:
Except for concerns expressed by Public Services (related to trash pick-up) and the Police Department (regarding potential staffing needs), no additional service concerns have been noted from City Departments.

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 Lee Burnette AICP, Director.



ANNEXATION REQUEST AN15-09

Applicant: Maxine Wallace Heirs and Bessie Idol
Area: 114.18 acres (approximate)

**Planning & Development
 Department**

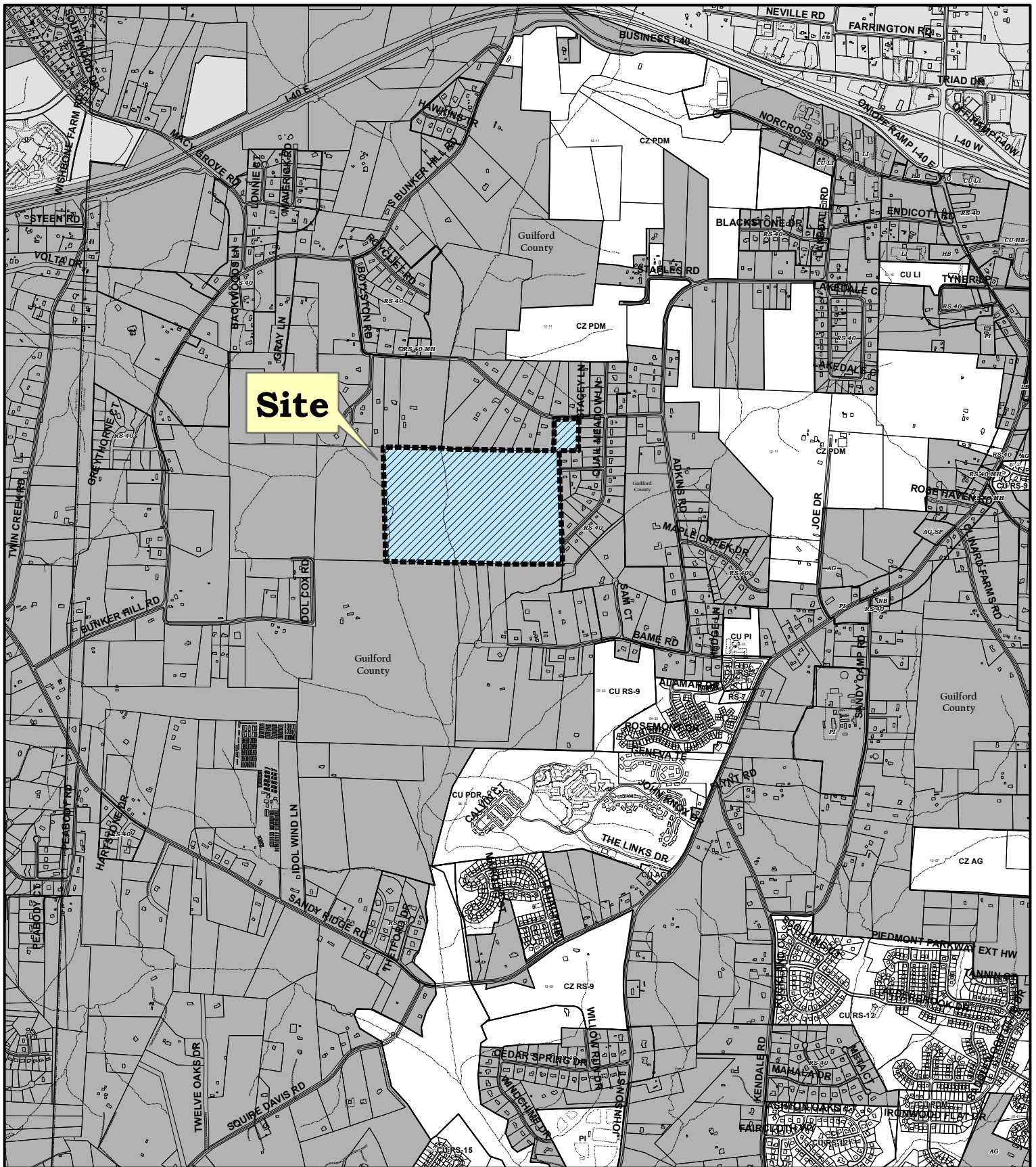
City of High Point

Date: January 26, 2016



Scale: 1"=8,500'

G:/Planning/Secure/ba-pz/
 2015/pz/AnnexVicMap.mxd



ANNEXATION REQUEST AN15-09

Applicant: Maxine Wallace Heirs and Bessie Idol Heirs
Area: 114.18 acres

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

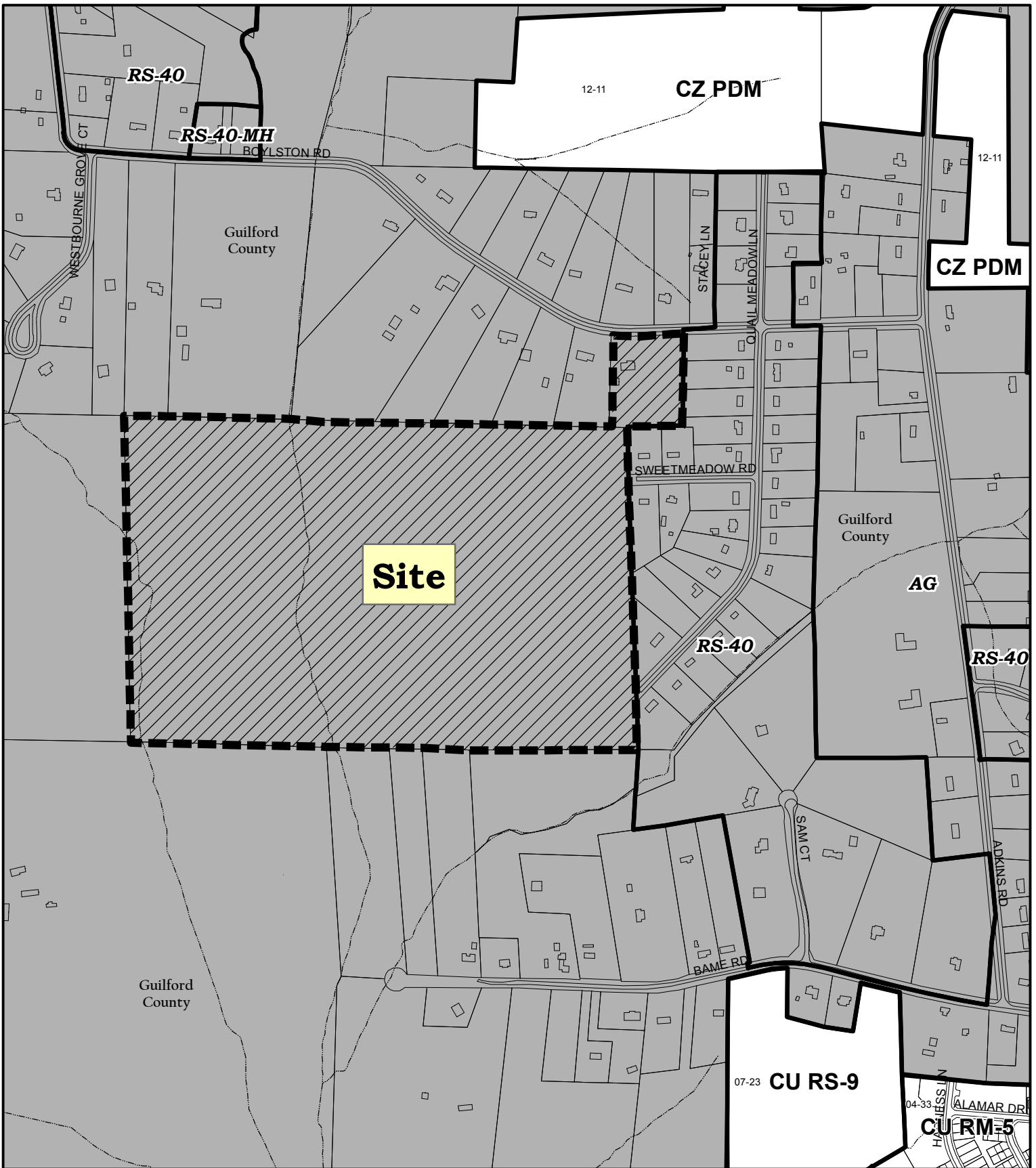
**Planning & Development
 Department**

City of High Point

Date: January 26, 2016



Scale: 1"=2000'
 G:\Planning\Secure\ba-pz/
 2016\pz\an15-09-2000sc.mxd



ANNEXATION REQUEST AN15-09

Applicant: Maxine Wallace Heirs and Bessie Idol Heirs
Area: 114.18 acres

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point

Date: January 26, 2016



Scale: 1"=700'

G:/Planning/Secure/ba-pz/
 2016/pz/an15-09.mxd

Return to: JoAnne Caryle, 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-58.1, 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 5:30p.m. on the 21st day of March, 2016; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 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-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of July 4, 2016.

ANNEXATION DESCRIPTION

Maxine Wallace Heirs and Bessie Idol Heirs

Annexation Case 15-09

BEING the combined property comprised of parcel number 0168988, as described in Deed Book 1956, Page 50, and parcel numbers 0169014 and 0169013, as shown as lots 1 and 2

respectively of Plat Book 47 Page 53, Guilford County Registry, more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Plat Book 47 Page 53, a common corner with Lot 6 of Plat Book 45 Page 33 in the southern Right of Way line of Boylston Road; THENCE, with the east line of said Lot 1, S01-50-00W, 498.66 feet to an axle, the southeast corner of said Lot 1, a corner with Lot 9 of Plat Book 45 Page 33 in the northern line of Lot 29 of Plat Book 45 Page 86; THENCE, with the northern line Lot 29, and Lot 28 of Plat Book 45 Page 86, N89-37-50W, 290.35 feet to an existing iron pipe, the northwest corner of Lot 28 of Plat Book 45 Page 86, the northeast corner of parcel number 0168988 in the southern line of Lot 2, Plat Book 47 Page 53; THENCE, with the eastern line of parcel number 0168988, being the western line of Lot 28 of Plat Book 45 Page 86, the right of way terminus of Sweetmeadow Road, the western line of Lot 31 of Plat Book 46 Page 61, the western line of Lots 26 & 27 of Plat Book 48, Page 61, the western terminus of Quailmeadow Lane, and the western line of Lot 20 of Plat Book 47 Page 51, S00-55-53E , 1732.87 feet to a stone, the southeast corner of parcel number 0168988, the southwest corner of Lot 20 of Plat Book 47 Page 51, the northwest corner of the Drainageway and Open Space as shown on Plat Book 108, Page 49, and the northeast corner of Parcel Number 0169033; THENCE, with the northern line of Parcel Number 0218873, N89-36-34W, 898.92 feet to an existing iron pipe, being the Northwest corner of Parcel Number 0218873, and the northeast corner of Lot 1 of Plat Book 71 Page 115; THENCE, with the northern line of Lots 1, 2, and 3 of Plat Book 71 Page 115, N88-37-23W, 725.00 feet to a point in the center of the Deep River Branch, the northwest corner of Lot 3 of Plat Book 71 Page 115, and the northeast corner of Parcel Number 0169033; THENCE, with the northern line of Parcel Number 0169033, N86-09-34W, 200.28 feet to a stone with an iron pipe witness, and N00-36-09W, 1756.54 to an iron rod set being the southeast corner of Parcel Number 0168989 in the northern line of Parcel Number 0169033; THENCE, with the eastern line Parcel Number 0168989, N88-03-22W, 905.53 feet to an existing iron pipe, the northeast corner of Parcel Number 0168989 in the southern line of Parcel Number 0169016; THENCE, with the southern line of Parcel Numbers 0169016, S 88-04-04E, 225.47 to an existing iron pipe, a corner with Parcel Numbers 0169016 and Parcel Numbers 0169017; THENCE, with the southern line of Parcel Numbers 0169017, S88-10-36E, 537.27 feet to an iron rod set and S88-02-42E, 123.74 feet to a point in the center of the Deep River Branch, a common corner of Parcel Numbers 0169017 and Lot 8 of Plat Book 47 Page 55; THENCE, with Lots 8-3 of Plat Book 47 Page 55, S88-02-42E, 1724.47 feet to an existing iron pipe, the southeast corner of Lot 3 and the southwest corner of Lot 2 of Plat Book 47 Page 55; THENCE, with the eastern line of Lot 3 of Plat Book 47 Page 55, N01-53-48E, 491.43 feet to an existing iron pipe, the northeast corner of Lot 3 and the northwest corner of Lot 2 of Plat Book 47 Page 55 in the southern right of way line of Boylston Road; THENCE, with the southern right of way line of Boylston Road, an arc to the left having a chord of S87-36-43E, 78.68 feet, (length = 78.73, radius = 690.40) to a point, and N89-07-17E, 320.82 feet to an existing iron pipe, the PLACE AND POINT OF BEGINNING having an area of 114.18 acres, more or less.

SECTION 2. Upon and after **July 4, 2016** the foregoing property 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-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for 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, thereof, together with a duly certified copy of this ordinance.

Adopted by City Council,
this the **21st** day of **March, 2016.**
Lisa B. Vierling, City Clerk

In reference to: Annexation Case 15-09

March 8, 2016

High Point Police Section

In January of 2016, the High Point Police Department submitted a budget request for an additional (16) sixteen Police Officers. (8) Eight Officer to be hired in FY 16-17, and (8) eight more to be hired in FY 17-18. All would be in place prior to the completion time of this project.

If all (16) sixteen positions are granted, I do not see the need to add (6) positions to accommodate a single 114 acre parcel off Boylston Road. However, it should be noted that citizens living in this particular parcel would not enjoy the typical response time the rest of the city enjoys due to its geographical location.

I do agree that during the construction phase, developers would need to consider hiring either off duty officers or a security firm for constant night time protection from theft. It would be impossible for the High Point Police Department to provide such protection with normal troop deployment.

If you have any question, please feel free to contact me directly.

Major Larry Casterline

336-688-4423

RDATE: October 8, 2015
TO: Marty A. Sumner, Chief of Police
FROM: Kenneth J. Shultz, Chief of Staff
Field Operations-North
SUBJECT: ANNEXATION CASE 15-08

As requested, I worked with Judy Brenner, our Crime Analyst and obtained the enclosed data as it relates to the area being proposed for annexation by the City. Judy pulled data from the Alderbrook subdivision which is located near this proposed area and is part of High Point City. Judy also communicated with Guilford County and Greensboro City in an attempt to gather information from them in regards to similar areas near this proposed location which falls under their specific jurisdictions. Guilford County responded by providing usable data. Greensboro City has not responded.

According to Judy's findings as it relates to the Alderbrook subdivision (which is similar in size and makeup to what is being proposed), we handled 21 case reports and 106 calls for service for fiscal year 2014-2015. Officers averaged 33 minutes and 54 seconds on each call. While this analysis does not specifically break down the number of officers deployed on each call, a quick review of the type of calls indicates that multiple officers would have been involved in many of them. Noted calls indicative of needing more than one officer includes Domestic Disturbances, Mental Patients, Prowlers, Public Disturbances, Drug Related and Unknown Trouble calls. These calls made up over 11% of the total calls for service during this time period.

Guilford County used comparisons to neighborhoods in the Oak Ridge area. For the time period in question they averaged 12 report calls and approximately 24 calls for service. Their activity types were similar to ours but included numerous Discharging of Firearms calls which had to be investigated. This appears to be a much more common occurrence in urban areas and could also be expected for the area we are considering for annexation. This type of call may also require more than one officer for safety reasons.

Per Judy's findings, the average response time to the Alderbrook area during the time period evaluated was 9 minutes. This is almost double our current non-emergency response time for the City which is close to 5 minutes. The location being considered is approximately 2.5 miles beyond Alderbrook and this will increase our expected response time average above 9 minutes. Obviously, depending on where our officers are when they are dispatched, this response time will also increase for current areas of the City as well.

For final consideration, it is important to remember that police presence will be necessary in the proposed annexation area as soon as construction begins. Such an isolated area will be very vulnerable to larcenies, burglaries and vandalisms and will require proactive patrols from the start of the construction time up until such time as the neighborhood's residential makeup is suitably developed to the point where the area will not be viewed as being so vulnerable and isolated.

Based the on the expected number of calls in the area, the amount of patrol time this annexation location is expected to consume, and the increased response time this location will generate, it is my recommendation that one additional officer be considered for the Patrol Beat 7 or 8 geographic location in order to accommodate for the extra calls for service while limiting the impact to their current areas of responsibility. Because our patrol coverage is provided by six patrol teams, who work together to provide 24/7 coverage, an addition of 6 officers should be considered in order to provide police service for this location.

Kenneth J. Shultz, Chief of Staff

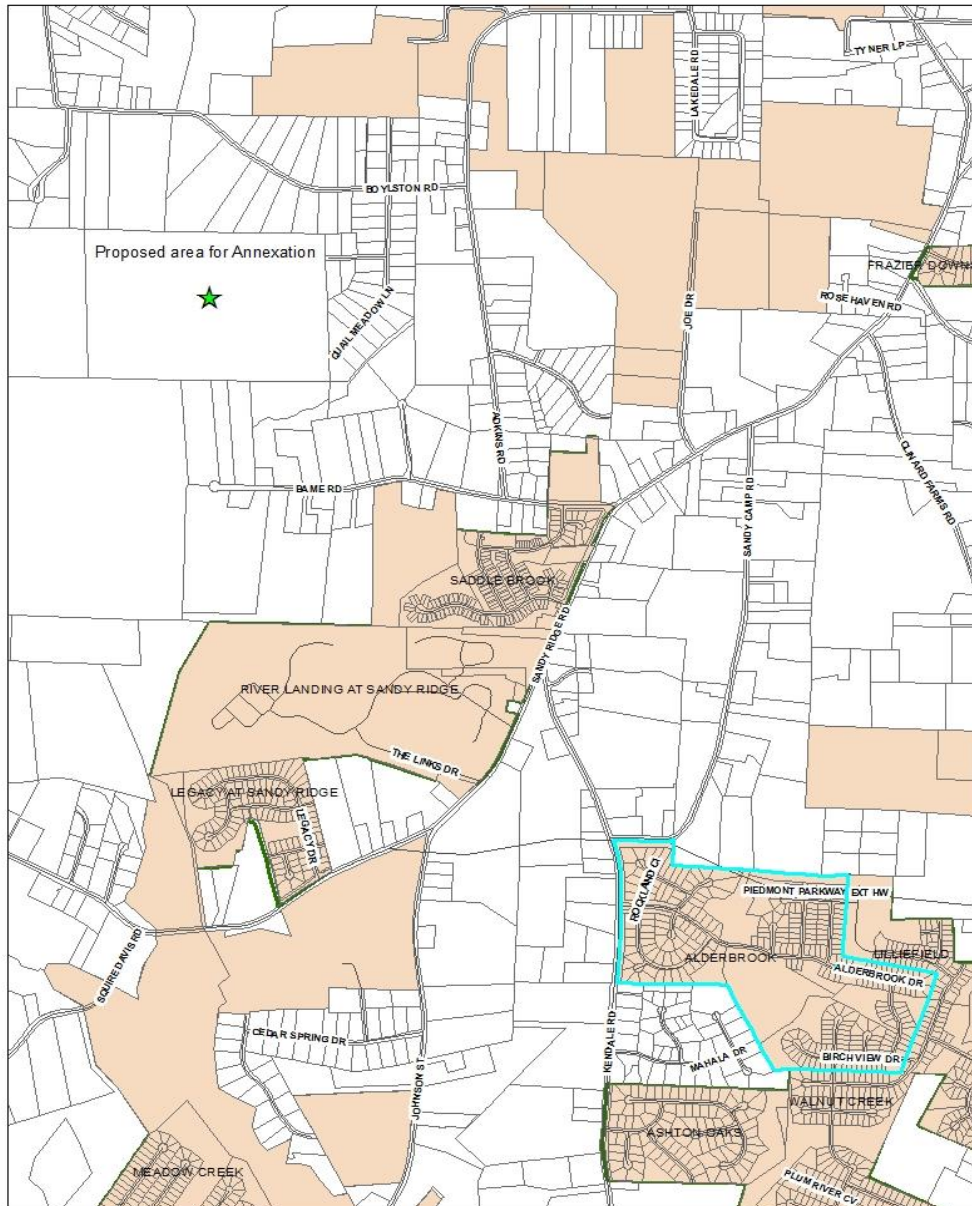
To: Major Shultz

From: Judy Brenner

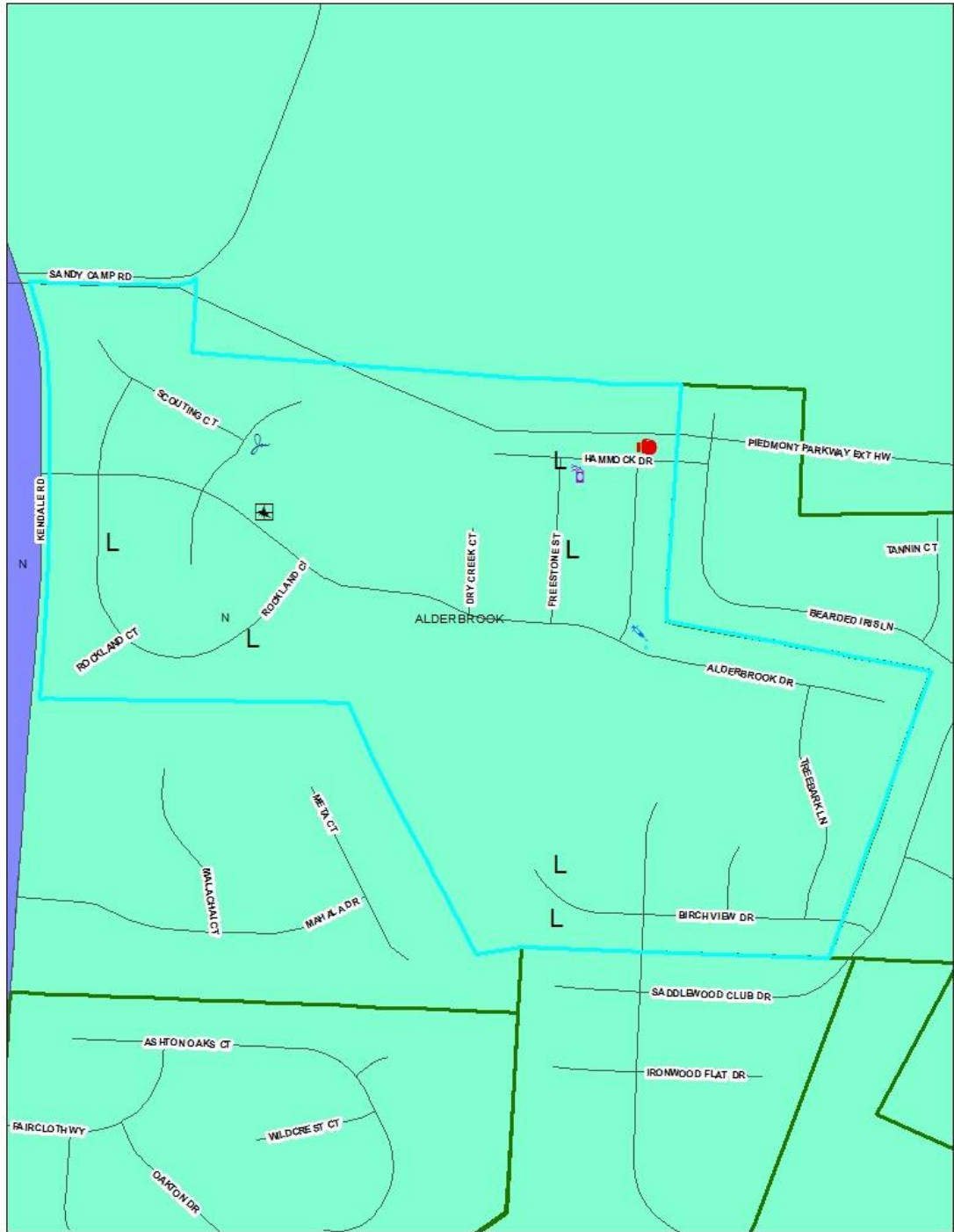
Date: October 2, 2015

Reference: Proposed Annexation off Boylston Rd

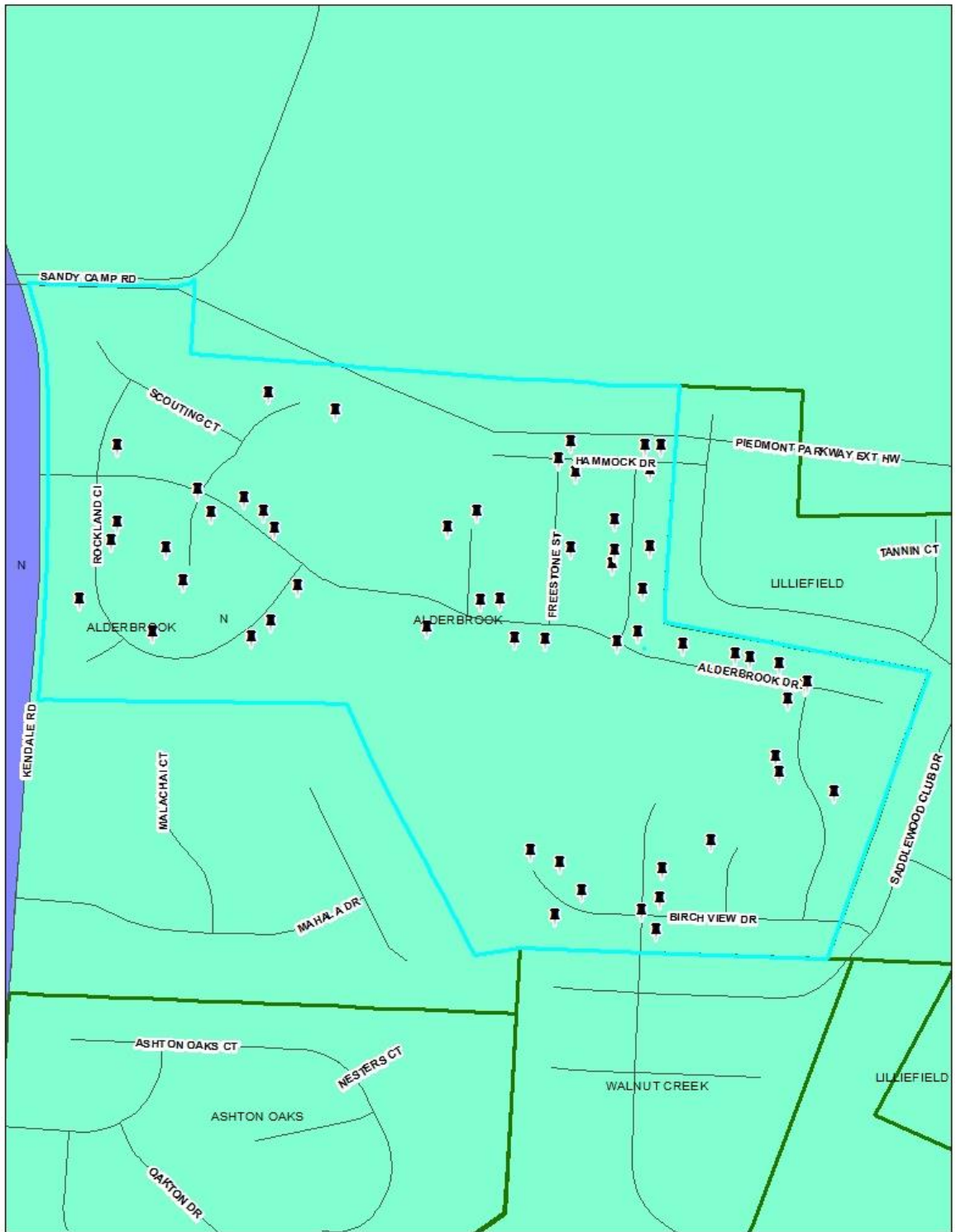
I have run Calls for Service and Incidents in the subdivision of Alderbrook which is located near the proposed area. It is single family parcels, however no twin or townhomes in the area. The homes are priced at \$100,000 to \$300,000. I have found for the fiscal year 2014-2015, we had 21 case reports and 106 calls for service in this subdivision. On average, our officers spent 33 minutes and 54 seconds service time on those calls. The average response time was 9 minutes. Units time from first unit arrive to the last unit to clear was 24 minutes and 54 seconds. Attached is a breakdown of those calls and incidents and maps of the same.



Incidents for Alderbrook subdivision



Incidents for Alderbrook subdivision



The attached file for pdf is the breakdown of CFS and Reports



PROPOSED OFF
BOLSTON RD CFS FY

Below I have attached the email from Guilford County Sheriff's Office Crime Analyst answering my request for calls in any area that might have single family dwellings and may be about the same size in acreage.

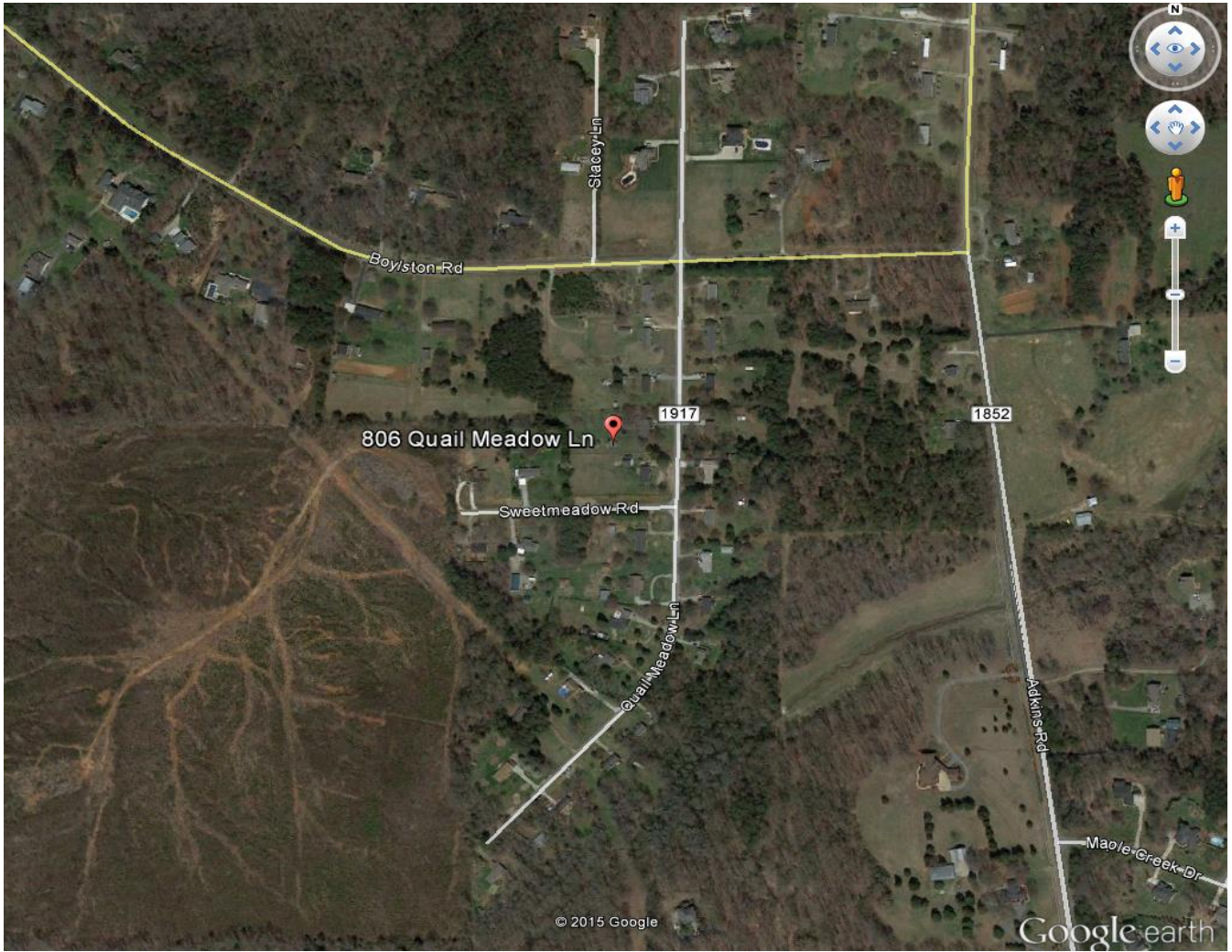
We don't have any neighborhoods in that area that is that large. The numbers for similar neighborhood closer to Oak Ridge would have probably 12 Offense reports and about double the CFS with the majority being suspicious persons and alarms.

For the totals attached I ran about 200 acres of the surrounding area around the address location you provided.

Rick Melton
Master-Corporal, Crime Analyst
Guilford County Sheriff's Office
400 West Washington St, Greensboro, NC 27401-2349
Phone: 336.641.6125 . Fax: 336.641.6729
Email: rmelton@co.guilford.nc.us

Incident_No	call_date	Address	Call_Type	Districts	Location	TRACT	priority	agency	callsource	ResponseTime	DayOfWeek	HourPart	LAT	LON
2014582616	{41958}	8706 SWEETMEADOW RD	SUSPICIOUS ACTIVITY	SD3	SD33	SK11	2	GCSO	PHONE	2 Minutes	Friday	{7}	{36}	-80
2014591263	{41963}	8706 SWEETMEADOW RD	C1-FOLLOW UP	SD3	SD33	SK11	9	GCSO	PHONE	25 Minutes	Wednesday	{7}	{36}	-80
2014618029	{41978}	806 QUAIL MEADOW LN	SUSPICIOUS ACTIVITY	SD3	SD33	SK11	2	GCSO	E911	35 Minutes	Friday	{5}	{36}	-80
2014623653	{41982}	801 QUAIL MEADOW LN	SUSPICIOUS ACTIVITY	SD3	SD33	SK11	2	GCSO	PHONE	3 Minutes	Monday	{8}	{36}	-80
2015080809	{42052}	8610 ADKINS RD	SUSPICIOUS VEHICLE	SD3	SD33	SK11	2	GCSO	W911	42 Minutes	Monday	{11}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSO	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSO	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSO	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSO	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015441307	{42247}	907 QUAIL MEADOW LN	DISCHARGE OF FIREARM	SD3	SD33	SK11	1	GCSO	PHONE	22 Minutes	Sunday	{9}	{36}	-80
2015499826	{42279}	1695 ELMDALE RD	BURGLARY OF RESIDENCE	SD2	SD24	SD18	1	GCSO	W911	13 Minutes	Thursday	{8}		

The area referenced by GCSO:



~