

# CITY OF HIGH POINT AGENDA ITEM



**Title:** **Annexation 23-02**  
*(Ronald O. Perdue and Stack Family, LLC)*

**From:** Sushil Nepal, AICP  
Planning & Development Director

**Meeting Date:** June 20, 2023

**Public Hearing:** Yes

**Advertising Date:** May 31, 2023

**Attachments:** A. Staff Report  
B. Map  
C. Annexation Ordinance

**Advertised By:** Planning & Development

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## **PURPOSE:**

A request by Stack Family LLC and Ronaldo Perdue, to consider a voluntary non-contiguous annexation of approximately 27.28 acres. The proposed annexation site is located at the southwest corner of S. Bunker Hill Road and Boylston Road. The site is addressed as 8871 & 8869 Boylston Road and 721 S. Bunker Hill Road and also known as Guilford County Tax Parcel 168991, 169142 and 169021.

## **BACKGROUND:**

The staff report and recommendation are enclosed.

## **BUDGET IMPACT:**

Except for water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

## **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends *approval* of Annexation 23-02.

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

**STAFF REPORT  
ANNEXATION 23-02  
June 20, 2023**

<b>Request</b>	
<b>Applicant:</b> Stack Family, LLC and Ronald O. Perdue	<b>Owners:</b> Stack Family, LLC and Ronald O. Perdue
<b>Proposal:</b> Voluntary non-contiguous annexation.	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Map Amendment 23-10

<b>Site Information</b>	
<b>Location:</b>	The site lies at the southwest corner of S. Bunker Hill Road and Boylston Road ( <i>8871 &amp; 8869 Boylston Road and 721 S. Bunker Hill Road</i> ).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 168991, 169142 and 169021
<b>Site Acreage:</b>	Approximately 27.28 acres
<b>Current Land Use:</b>	Undeveloped.
<b>Current Fire District:</b>	The site is within the Colfax Special Fire District, with the City of High Point Fire Department providing back-up services.  Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40, for land outside the Colfax special fire district.
<b>Physical Characteristics:</b>	The site has a gentle to moderately sloping terrain, with its steeper topography lying along its southwestern boundary. A 40-foot-wide Davidson Electric Membership Corporation utility easement runs across the southern boundary of the site.
<b>Proposed Unit Type, Number and Average Value:</b>	An approximately 110,000 square foot educational facility (K – 8 grade) is proposed to be developed at a cost of approximately \$79,000,000.
<b>Proposed Build-out Schedule:</b>	Approximately 18 months after issuance of building permits.
<b>Proposed City of High Point Council Ward:</b>	If approved, the annexation site will be part of Ward 5.
<b>Water and Sewer Proximity:</b>	Two 16-inch City water lines lie adjacent to the site. One along S. Bunker Hill Road and the other along Boylston Road. A 15-inch City sewer line runs along the West Fork of the Deep River, approximately 1,500 feet east of the site along and approximately 1,700 feet to the northeast.
<b>General Drainage and Watershed:</b>	The site drains in a southerly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for 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.

<b>Overlay District:</b>	Oak Hollow Lake General Watershed Area (GWA)
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<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family detached dwellings
<b>South:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family detached dwelling
<b>East:</b>	RS-40	Residential Single Family – 40 District ( <i>Guilford County</i> )	Single family detached dwellings
<b>West:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Undeveloped parcels and single family dwellings

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	S. Bunker Hill Road	Minor Throughfare	1,180 ft.
	Boylston Road	Local	1,460 ft.
<b>Vehicular Access:</b>	Via driveway access from S. Bunker Hill Road and Boylston Road		

**City Department Comment Summary**

Comments from service related departments were requested as to 1) short term impact, 2) effects on future planned improvements and 3) long term impact potential negative impacts to City services. Comment from these departments is noted below:

<b>Public Services Department:</b>	No objections noted.
<b>Electric Department:</b>	This proposed site is outside of the City’s electric utilities service area. As per our service territories map, this site will be served by Duke Energy. Therefore, there are no applicable impacts to the Electric Department.
<b>Police Department:</b>	No objections.  The geographic area is small and very close to areas where we are dispatched to calls for service anyway. The High Point police department responds to calls much further out than this location ( <i>Example: 7941 National Service Rd, Colfax - Amazon</i> ). The school will increase traffic volume which may bump the number of calls for service. Once the school is up and running, the primary concern is being able to get there in a timely fashion should an active, ongoing threat take place on campus.
<b>Fire Department:</b>	Other than having to add some hydrants in the area, we do not see a problem serving this area.  <u>Short Term Impact:</u> High Point Fire’s nearest station is located 2.3 miles from the property with a 4 minute response time and 10 minutes for a full NFPA 1710 Standard of Cover deployment. We see no problems with providing Class One fire protection to this property.  <u>Effects on future planned improvements:</u> We are in the planning stages for a new station near the SR66 and Payne Road area that will enhance the service to this area as well.

	<u>Long term impact potential negative impacts to City services:</u> We see no long term impacts in servicing this area. We are planning for enhanced service to this area as it continues to grow with planned development.
<b>Transportation Department:</b>	No objections as it relates to annexation. Specific traffic mitigation issues are noted in the Zoning Map Amendment staff report.
<b>Engineering Services Department:</b>	No objections noted
<b>Information Technology Director</b>	No objections noted
<b>Customer Service Director</b>	No objections noted

### **Details of Proposal**

This property is situated in the northwestern portion of the City’s Planning Area and the applicant is requesting annexation to have access to City utilities. The Land Use Plan designation for the site is Future Growth Area. This designation is intended for areas lacking public water and sewer and other municipal services. Classification of this area as Future Growth Area dates to when the current Land Use Plan was adopted in 2000. The Future Growth Area designation in this portion of the City’s Planning Area is now largely outdated, following the installation of City utility lines in the area in 2009 (sewer) and 2010 (water). In addition, the Northwest Area Plan (adopted in 2011) recommended land use designations for the area that provide more detailed guidance than what is found in the Land Use Plan. It calls for the site, and the area within its vicinity, to be developed as Low-Density Residential at densities up to five dwelling units per acre; thus, supporting annexation of lands in this portion of the City’s planning area.

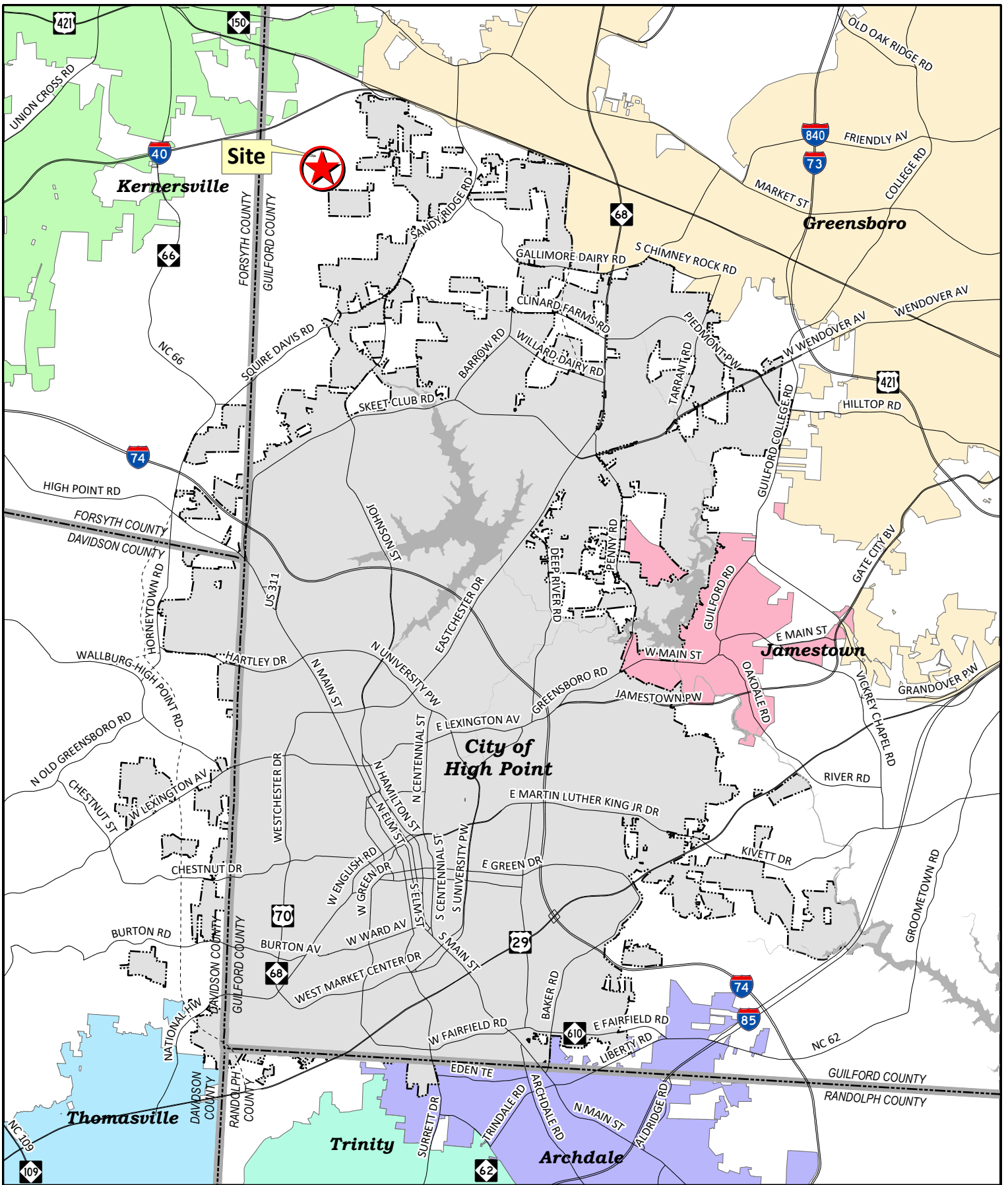
The City’s Planning Area/Annexation Agreement boundaries extends northward to I-40 and westward to just past the Guilford/Forsyth County line. Since the early 2000s, this northern portion of the City’s planning area has experienced steady growth from multiple annexations and zoning approvals totaling approximately 1,200 acres. The most recent annexation approval near this current zoning site consists of the following:

- 350 South Industrial Park/North High Point Industrial Park (Annexation in 2012 and 2022): These annexations for approximately 511 acres, lies approximately ½ mile to the east and approximately ¾ mile to the northeast of this current annexation request. The boundary of this annexation extends from Sandy Ridge Road to the west side of Adkins Road, and northward to the intersection of I-40 and S. Bunker Hill Road.
- Northborough Subdivision (Annexation in 2020). This 114-acre annexation for a 400 unit residential development lies along the south side of Boylston Road approximately 1,500 feet (1/3 of a mile) to the southeast of this current annexation request.

This annexation petition represents a logical progression of the City’s annexation policy for this area as the proposed annexation site is within the City’s established planning area and City of High Point water and sewer utility lines have been extended to serve this area. Furthermore, with the establishment of the Northborough Subdivision, city services and service vehicles are already present in this general area. In conclusion, staff notes that the annexation request 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-23-02 S. Bunker Hill Road**

**Applicant: Stack Family, LLC and Ronald Perdue  
Area: 27.28 acres (approximate)**

**Planning & Development  
Department**

**City of High Point**

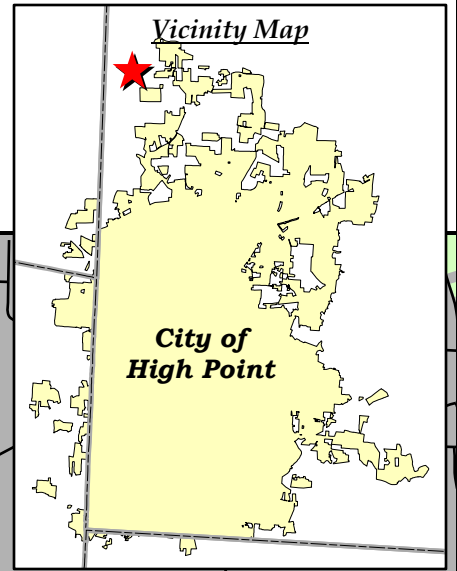
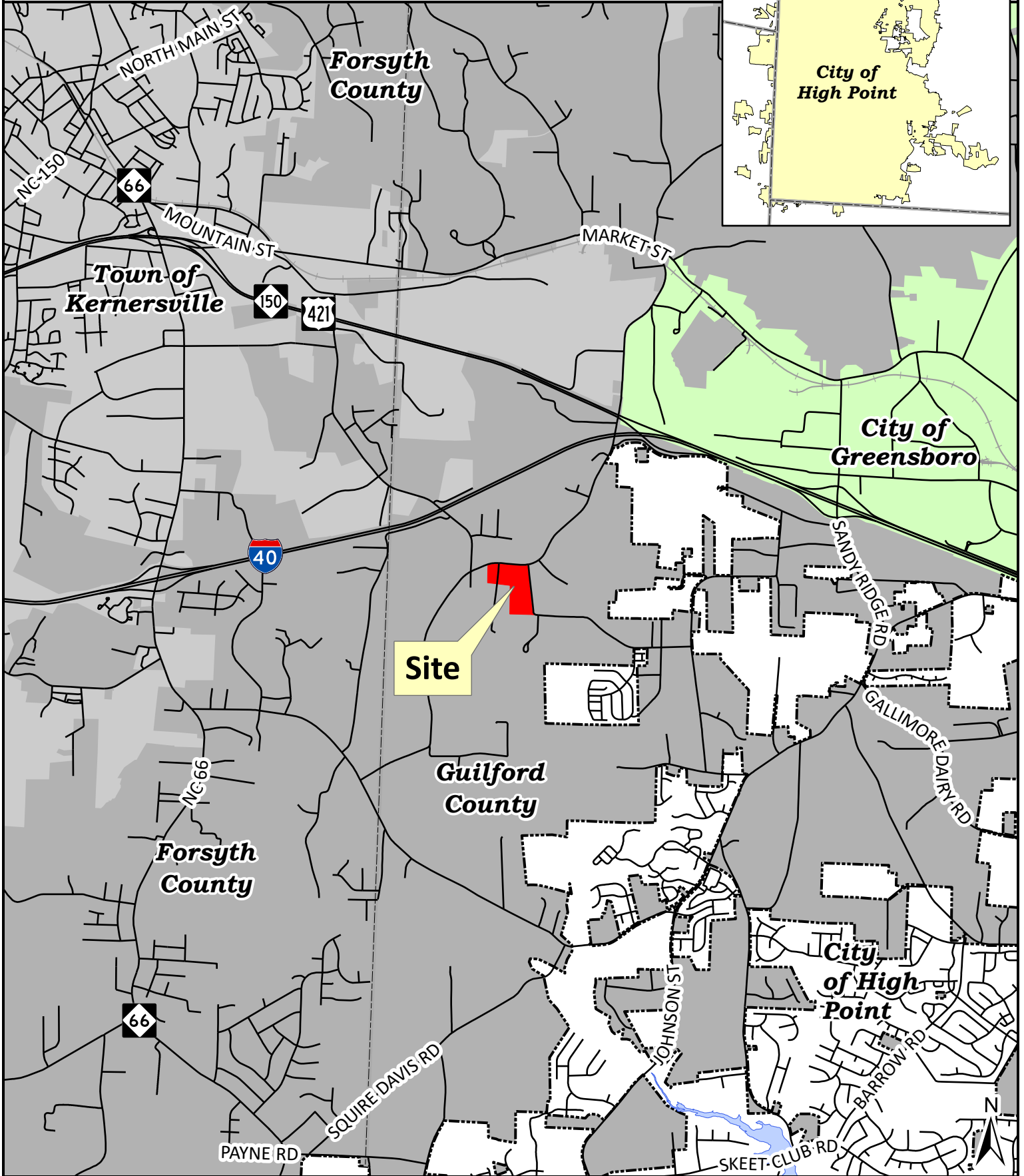


**Scale: 1" = 8,500'**

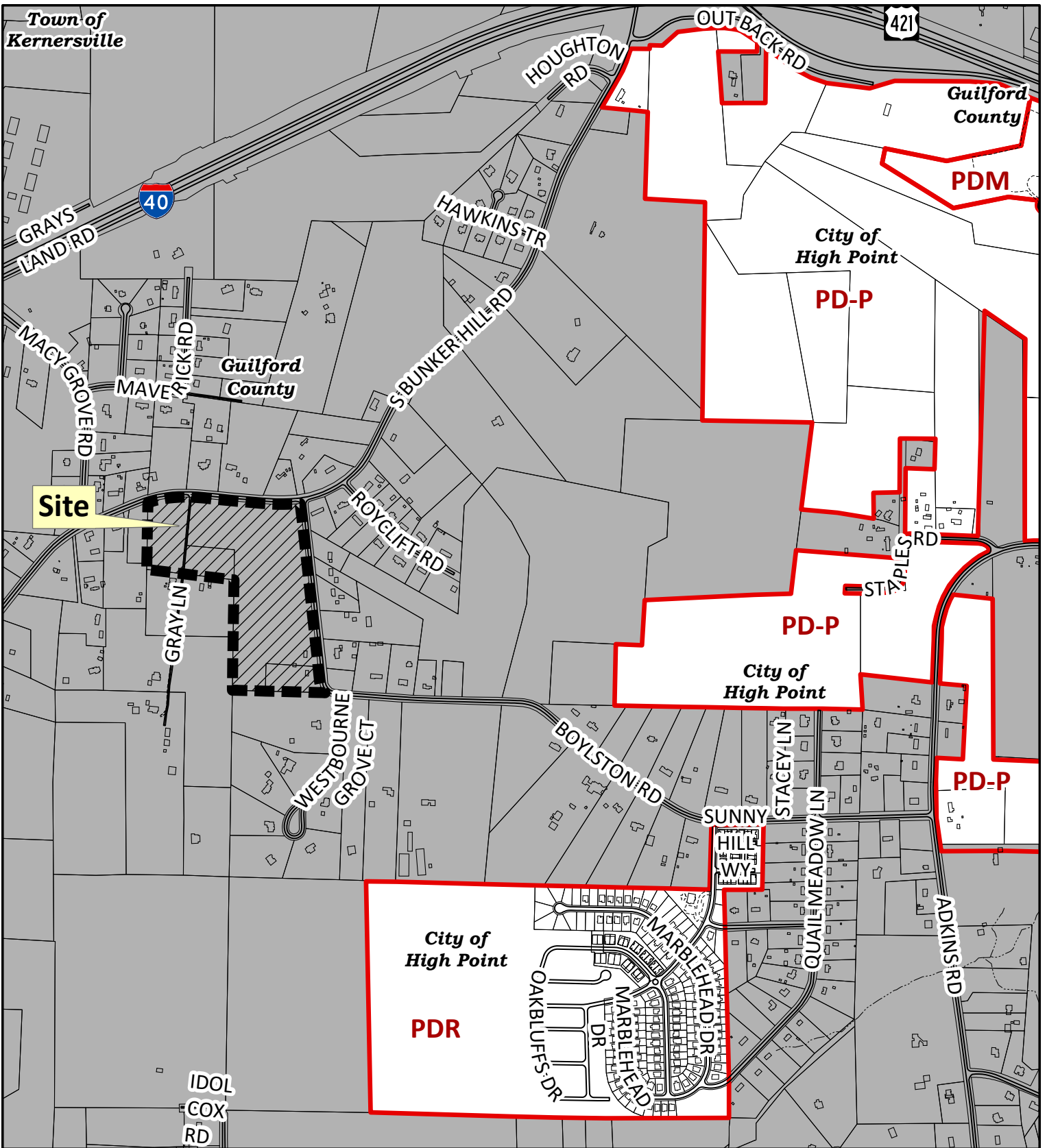
# LOCATION MAP

ANNEXATION REQUEST: AN-23-02 - S. Bunker Hill Road

Applicant: Stack Family, LLC and Ronald Perdue







**ANNEXATION REQUEST: AN-23-02**  
**S. Bunker Hill Road**

**Applicant: Stack Family, LLC and Ronald Perdue**  
**Area: 27.28 acres (approximate)**



Planning & Development Department



**Scale: 1" = 1,000'**

**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-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 5:30 p.m. on the 20<sup>th</sup> day of June, 2023; 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 June 20, 2023.

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

**ANNEXATION DESCRIPTION**

Annexation Case 23-02

Guilford County Tax Parcels 168991, 169142 and 169021

The annexation site is more specifically described as follows:

**METES and BOUNDS DESCRIPTION**

Ronald O. Perdue Property and Stack Family, LLC Properties  
721 S. Bunker Hill Road, 8869 Boylston Road and 8871 Boylston Road, Colfax, North Carolina

Being all of those parcels of land lying in Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

**BEGINNING** at an existing 3/4" iron pipe, said point having North Carolina State Plane coordinates of N=852130.60 feet and E=1695412.78 feet, NAD83(2011), said point also being the northeastern most boundary corner of that parcel of land as conveyed to Tracey T. Beck, recorded in Deed Book 8336, Page 110, and as shown as "Lot 2" on Plat Book 206, Page 24, Guilford County, North Carolina Registry of Deeds, said point also lying on the southerly right-of-way of S. Bunker Hill Road (SR 2007, a 60 foot wide public right-of-way);

thence following the southerly right-of-way of S. Bunker Hill along a curve to the right, said curve having a radius of 1026.92 feet, an arc length of 312.65 feet, a chord bearing of N 83°19'23" E, and a chord length of 311.44 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence following the southerly right-of-way of S. Bunker Hill along a curve to the right, said curve having a radius of 1030.53 feet, an arc length of 52.10 feet, a chord bearing of S 86°33'45" E, and a chord length of 52.09 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence following the southerly right-of-way of S. Bunker Hill S 84°44'50" E, a distance of 519.23 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence following the southerly right-of-way of S. Bunker Hill along a curve to the left, said curve having a radius of 1139.97 feet, an arc length of 221.24 feet, a chord bearing of N 89°55'07" E, and a chord length of 220.89 feet, to a computed point lying on the southerly right-of-way of S. Bunker Hill Road;

thence leaving the southerly right-of-way of S. Bunker Hill S 51°26'33" E, a distance of 55.04 feet, to a computed point lying on the westerly right-of-way of Boylston Road (SR 1859, a 60 foot wide public right-of-way);

thence following the westerly right-of-way of Boylston Road S 06°15'27" E, a distance of 133.42 feet, to a computed point lying on the westerly right-of-way of Boylston Road; thence following the westerly right-of-way of Boylston Road S 06°15'27" E, a distance of 794.56 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road; thence following the westerly right-of-way of Boylston Road S 06°15'01" E, a distance of 70.01 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road;

thence following the westerly right-of-way of Boylston Road S 06°11'20" E, a distance of 201.15 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road;

thence following the westerly right-of-way of Boylston Road S 06°16'55" E, a distance of 114.92 feet, to an existing 3/4" iron pipe lying on the westerly right-of-way of Boylston Road;

thence following the westerly right-of-way of Boylston Road S 14°37'31" E, a distance of 98.15 feet, to a computed point lying on the westerly right-of-way of Boylston Road, said point being a northeasterly boundary corner of that parcel of land as conveyed to Bruce A. Young and Sharon Young, recorded in Deed Book 3745, Page 887, aforesaid records;

thence leaving the westerly right-of-way of Boylston Road, and following the northerly boundary line of the aforesaid Bruce A. Young and Sharon Young parcel N 88°30'33" W, a distance of 425.00 feet, to an existing 3/4" iron pipe lying on the northerly boundary line of the aforesaid Bruce A. Young and Sharon Young parcel;

thence following the northerly boundary line of the aforesaid Bruce A. Young and Sharon Young parcel N 88°30'33" W, a distance of 262.55 feet, to an existing 3/4" iron pipe, said point being the northwesternmost boundary corner of the aforesaid Bruce A. Young and Sharon Young parcel, said point also lying on the easterly boundary line of that parcel of land as conveyed to DDC Land Trust, recorded in Deed Book 8096, Page 2793, and as shown as a portion of "Lot 5" and all of "Lot 6" on plat recorded in Plat Book 78, Page 2, aforesaid records;

thence following the easterly boundary line of the aforesaid DDC Land Trust parcel N 00°45'20" E, a distance of 134.23 feet, to an existing 3/4" iron pipe lying on the easterly boundary line of the aforesaid DDC Land Trust parcel;

thence following the easterly boundary line of the aforesaid DDC Land Trust parcel N 00°46'46" E, a distance of 269.27 feet, to an existing 3/4" iron pipe, said point being the northeastern most boundary corner of the aforesaid DDC Land Trust parcel, said point also being the southeasternmost boundary corner of that parcel of land as conveyed to James C. Taylor and Mary L. Taylor, recorded in Deed Book 5036, Page 482, and as shown as "Lot 4" on plat recorded in Plat Book 78, Page 2, aforesaid records;

thence following the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 01°00'53" E, a distance of 131.27 feet, to an existing 3/4" iron pipe lying on the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel;

thence following the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 01°01'43" E, a distance of 96.95 feet, to an existing 3/4" iron pipe lying on the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel;

thence following the easterly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 00°50'12" E, a distance of 205.33 feet, to an existing 3/4" iron pipe, said point being the northeastern most boundary corner of the aforesaid James C. Taylor and Mary L. Taylor parcel;

thence following the northerly boundary line of the aforesaid James C. Taylor and Mary L. Taylor parcel N 83°02'11" W, a distance of 377.64 feet, to an existing 3/4" iron pipe, said point being the northwesternmost boundary corner of the aforesaid James C. Taylor and Mary L. Taylor parcel, said point also being the northeastern most boundary corner of that parcel of land as conveyed to Beverly Gray, recorded in Deed Book 8480, Page 20, and as shown as "Lot 3" on plat recorded in Plat Book 78, Page 2, aforesaid records;

thence following the northerly boundary line of the aforesaid Beverly Gray parcel N 84°16'08" W, a distance of 277.20 feet, to an existing 3/4" iron pipe, said point being the northwesternmost boundary corner of the aforesaid Beverly Gray parcel, said point also lying on the easterly boundary line of that parcel of land as conveyed to Tracey T. Beck, recorded in Deed Book 8336, Page 110, and as shown as "Lot 3" on Plat Book 206, Page 24, aforesaid records;

thence following the easterly boundary line of the aforesaid Tracey T. Beck parcel ("Lot 3" on Plat Book 206, Page 24) N 01°51'47" E, a distance of 56.69 feet, to an existing 3/4" iron pipe, said point being the northeasternmost boundary corner of the aforesaid Tracey T. Beck parcel ("Lot 3" on Plat Book 206, Page 24), said point also being the southeasternmost boundary corner of that parcel of land as conveyed to Tracey T. Beck, recorded in Deed Book 8336, Page 110, and as shown as "Lot 2" on Plat Book 206, Page 24, aforesaid records;

thence following the easterly boundary line of the aforesaid Tracey T. Beck parcel ("Lot 2" on Plat Book 206, Page 24) N 01°40'03" E, a distance of 464.89 feet, to an existing 3/4" iron pipe lying on the southerly right-of-way of S. Bunker Hill Road, to the **POINT OF BEGINNING**, containing 1,210,093 square feet, or **27.78 acres of land, more or less**, and encompassing all of that parcel of land as passed to Ronald O. Perdue, recorded in Estate Book 97-E-1507 (see Deed Book 3005, Page 210, "Tract 1" for reference) and as shown as "Lot 2" on plat recorded in Plat Book 78, Page 2, aforesaid records; all of that parcel of land as conveyed to Stack Family, LLC, recorded in Deed Book 8062, Page 161 – "Tract 5, Parcel 2," aforesaid records; all of that parcel of land as conveyed to Stack Family, LLC, recorded in Deed Book 8062, Page 161 – "Tract 5, Parcel 1," aforesaid records; and all of that parcel of land as conveyed to Stack Family, LLC, recorded in Deed Book 8062, Page 161 – "Tract 2," aforesaid records.

SECTION 2. Upon and after **June 20, 2023** 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. 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 20<sup>th</sup> day of June, 2023.

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

ATTEST:

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