

# CITY OF HIGH POINT AGENDA ITEM



**Title:** **Annexation 22-01**  
*(Calvin Johnson and Sharon Johnson)*

**From:** Chris Andrews,  
Interim Planning & Development Director

**Meeting Date:** March 21, 2022

**Public Hearing:** Yes

**Advertising Date:** March 3, 2022

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

**Advertised By:** Planning & Development

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## **PURPOSE:**

A request by Calvin Johnson and Sharon Johnson for a voluntary contiguous annexation of an approximate 0.33-acre parcel located along the north side of Samet Drive, approximately 500 feet east of Penny Road. The property is addressed as 7702 Samet Drive and also known as Guilford County Tax Parcel 196674.

## **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 22-01.

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

**STAFF REPORT  
ANNEXATION 22-01  
March 21, 2022**

<b>Request</b>	
<b>Applicant:</b> Calvin Johnson and Sharon Johnson	<b>Owners:</b> Calvin Johnson and Sharon Johnson
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Map Amendment 21-39

<b>Site Information</b>	
<b>Location:</b>	The site is located along the north side of Samet Drive, approximately 500 feet east of Penny Road (7702 Samet Drive).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 196674
<b>Site Acreage:</b>	Approximately 0.33 acres
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
<b>Proposed Development:</b>	The annexation site abuts a 34.7-acre tract of land, fronting along W. Wendover Avenue, that is proposed to be developed with an approximate 160,000 square feet of commercial/retail uses and approximately 180 multifamily residential units. This 0.33-acre parcel is proposed to be added to the land area of this proposed commercial development.
<b>Proposed Unit Type, Number and Average Value:</b>	As of the date of this report, and with the project layout still fluctuating, the developer anticipates the proposed commercial/multifamily development could have a \$75,000,000 market value at buildout.
<b>Proposed Build-out Schedule:</b>	Infrastructure for the proposed development can be installed with 1 – 2 years. However, it may be several years before complete buildout.
<b>Proposed City of High Point Council Ward:</b>	The annexation site is surrounded Ward 6. If approved, the parcel will be part of Ward 6.
<b>Physical Characteristics:</b>	The topography of the site is level and has no notable physical features.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies to the west along Penny Road.
<b>General Drainage and Watershed:</b>	The site drains in a general easterly direction and development is subject to the City 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 Districts:</b>	City Lake General Watershed Area (GWA)

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	CZ-RC	Conditional Zoning Retail Center District	Undeveloped
<b>South:</b>	RS-40	Residential Single Family – 40 District <i>(Guilford County)</i>	Single-family dwellings
<b>East:</b>	CZ-RC	Conditional Zoning Retail Center District	Undeveloped
<b>West:</b>	CZ-RC	Conditional Zoning Retail Center District	Undeveloped

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Samet Drive	Local Street	346 ft.
<b>Vehicular Access:</b>	Samet Drive Extension		

**City Department Comment Summary**

Comments were not requested for this proposed annexation due to the fact the site is surrounded by 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 commercial shopping center. There have been numerous annexation approvals in this area since the 1990s, and the site 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 will not negatively impact the City’s ability to provide services in this area.

**Report Preparation**

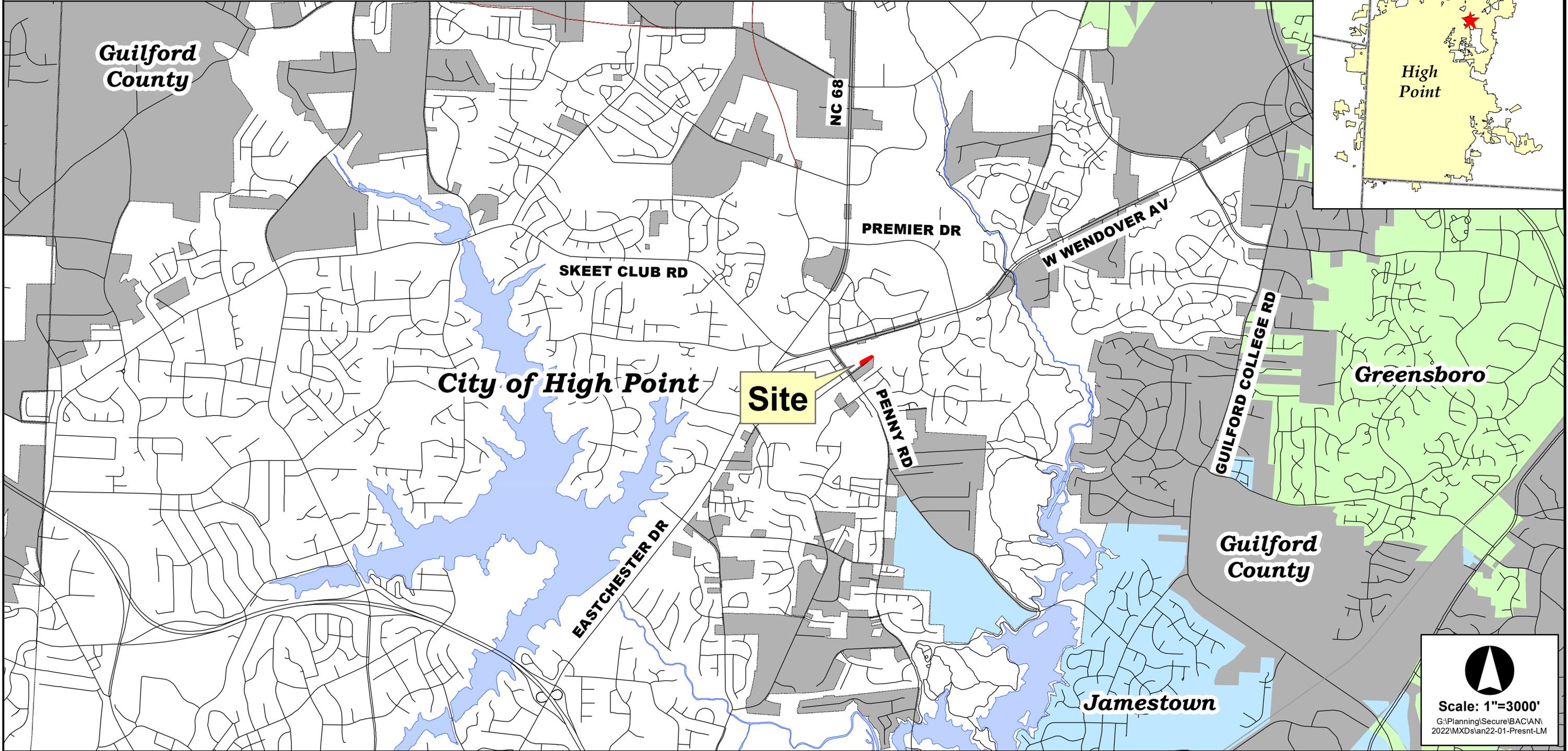
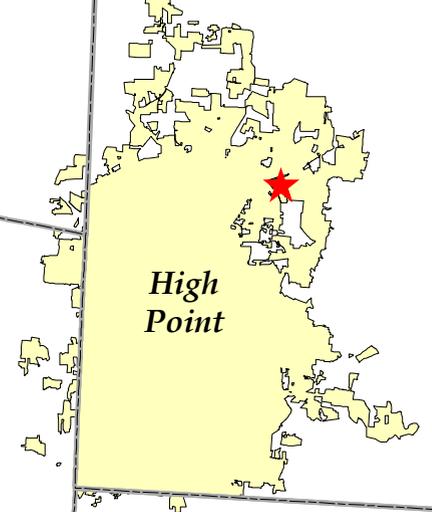
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

# LOCATION MAP

ANNEXATION REQUEST: AN-22-01

Applicant: Calvin Johnson and Sharon Johnson

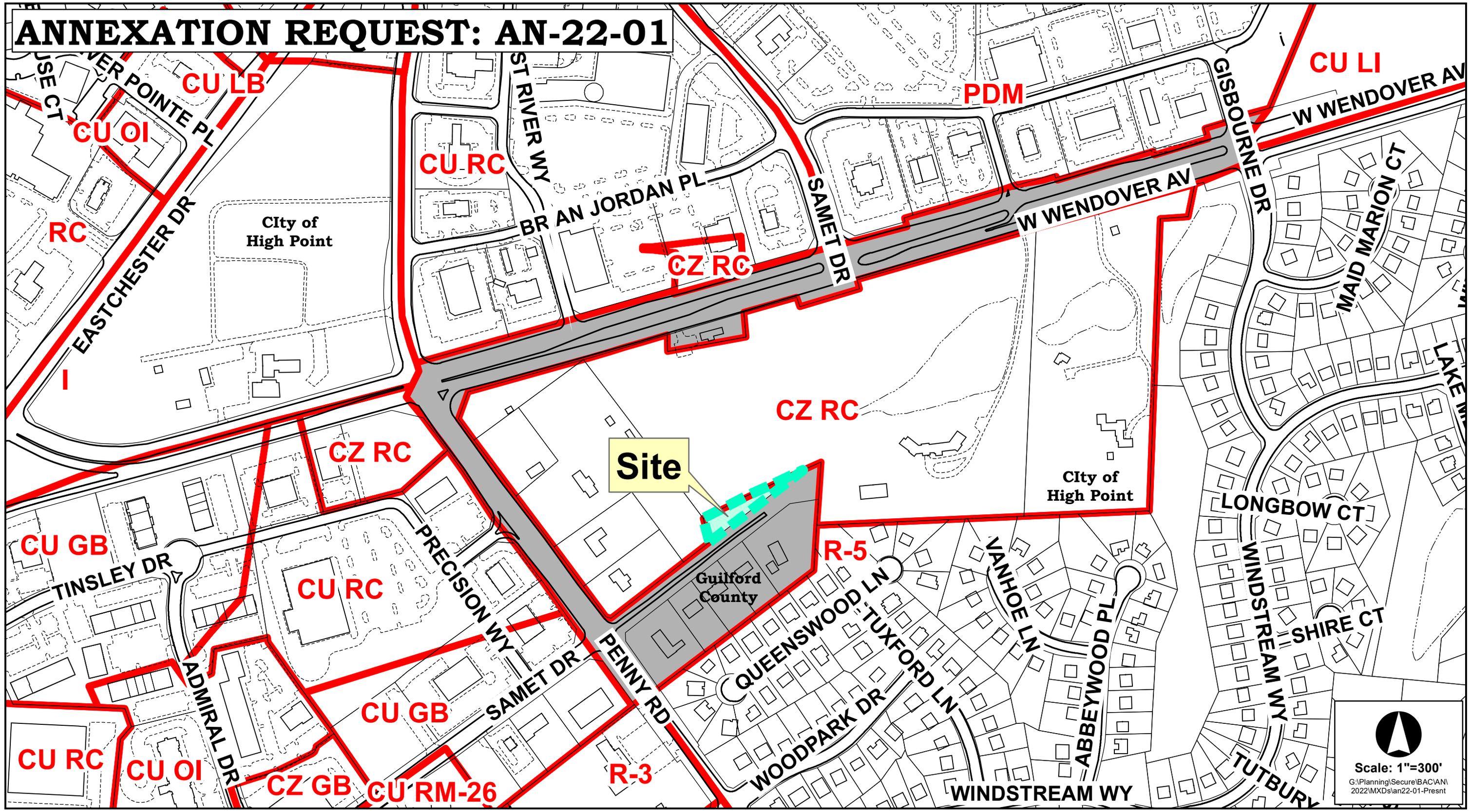
## Vicinity Map



Scale: 1"=3000'

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# ANNEXATION REQUEST: AN-22-01



Scale: 1"=300'  
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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-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 21<sup>st</sup> day of March 2022; 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 March 21, 2022.

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

**ANNEXATION DESCRIPTION**

Calvin Johnson and Sharon Johnson

**Annexation Case # 22-01 (AN-22-01)**

Guilford County Tax Parcel 196674 - PIN # 7813-61-1009

The annexation site is more specifically described as follows:

BEGINNING at a point in the northern right of way of Samet Drive, point also being the southwest corner of Guilford County Tax Parcel 196674 - PIN # 7813-61-1009, thence running from the right of way North 29°05'41" West, 69.74 feet to an existing iron pipe; thence North 55°13'45" East, 120.54 feet to an existing stone; thence North 67°32'31" East, 223.14 feet to existing iron pipe; thence running with the northern right of way of Samet Drive South 51°36'57" West, 346.14 feet to the point and place of BEGINNING, containing 0.34 acres, more or less.

SECTION 2. Upon and after **March 22, 2022**, 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 **21<sup>st</sup>** day of **March, 2022**.

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

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