

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Annexation 21-10**  
              *(Madi Construction, LLC)*

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

**Meeting Date:**     December 6, 2021

**Public Hearing:**    Yes

**Advertising Date:**   November 23, 2021

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

**Advertised By:**     Planning & Development

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### **PURPOSE:**

A request by Madi Construction, LLC for a voluntary contiguous annexation of an approximate 1.46-acre parcel located along the north side of Willard Road, approximately 220 feet east of White Farm Lane. The property is addressed as 2405 Willard Road and also known as Guilford County Tax Parcel 195739.

### **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 21-10.

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

**STAFF REPORT  
ANNEXATION 21-10  
December 6, 2021**

<b>Request</b>	
<b>Applicant:</b> Madi Construction, LLC	<b>Owner:</b> Madi Construction, LLC
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> None; the site is within the City of High Point's Extraterritorial Jurisdictional (ETJ).

<b>Site Information</b>	
<b>Location:</b>	The site is located along the north side of Willard Road, approximately 220 feet east of White Farm Lane.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 195739
<b>Site Acreage:</b>	Approximately 1.46 acres
<b>Current Land Use:</b>	Undeveloped
<b>Current Zoning:</b>	Residential Single Family – 3 (R-3) District ( <i>City of High Point's ETJ</i> )
<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 property owner is proposing to construct a single family dwelling on the parcel.
<b>Proposed Unit Type, Number and Average Value:</b>	A single family dwelling is proposed to be developed on this parcel with an approximate value of \$350,000.
<b>Proposed Build-out Schedule:</b>	Approximately 12 to 18 months.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 6. If approved, the parcel will be part of Ward 6.
<b>Physical Characteristics:</b>	The site is heavily wooded with a moderately sloping terrain, also an intermittent stream runs in a west to east direction across the southern portion of the site.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line and an 8-inch City sewer line lies adjacent to the site along Willard Road.
<b>General Drainage and Watershed:</b>	The property drains in an easterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater treatment measures are required for single family developments with a gross density of 2 units per acre or more.
<b>Overlay District:</b>	City Lake General Watershed Area

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	R-3	Residential Single Family – 3 District	Single family dwelling
<b>South:</b>	R-3	Residential Single Family – 3 District	Religious institution
<b>East:</b>	PDR	Planned Development Residential District	Single family dwellings
<b>West:</b>	R-3	Residential Single Family – 3 District	Single family dwelling

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Willard Road	Collector	220 ft.
<b>Vehicular Access:</b>	Via driveway access from Willard Road.		

### **City Department Comment Summary**

Comments were not requested for this proposed annexation due to the fact the site is generally 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 for the development of a single family dwelling. City services are already present in this area as the proposed annexation site is generally surrounded by the City of High Point's corporate limits. This annexation petition represents a logical progression of the City's annexation policy for this area and will not negatively impact the City's ability to provide services in this area.

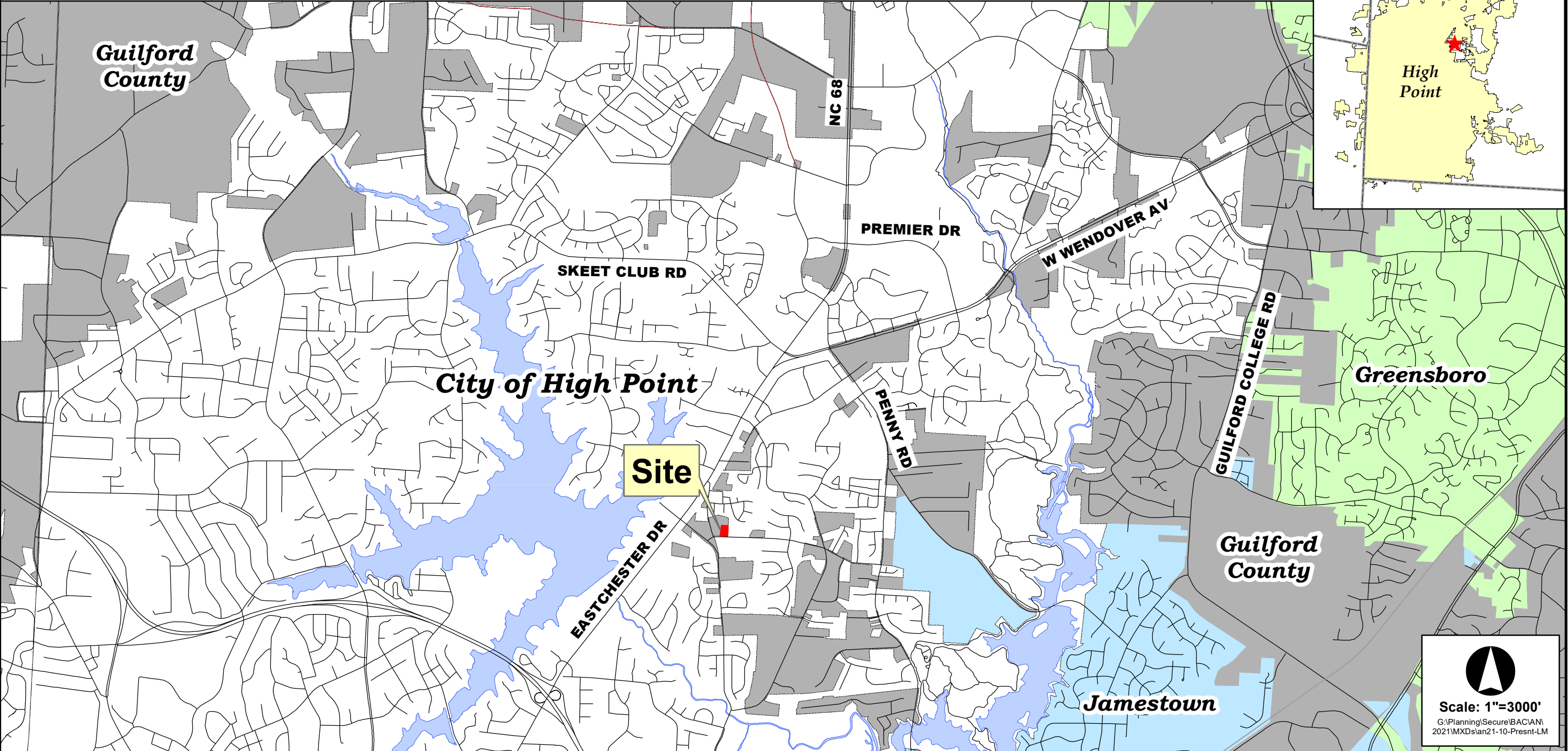
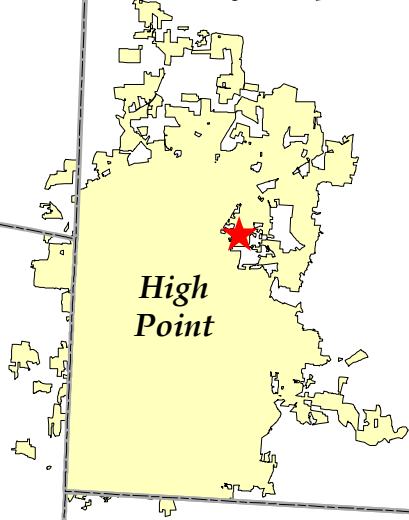
### **Report Preparation**

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-21-10  
Applicant: Madi Construction LLC

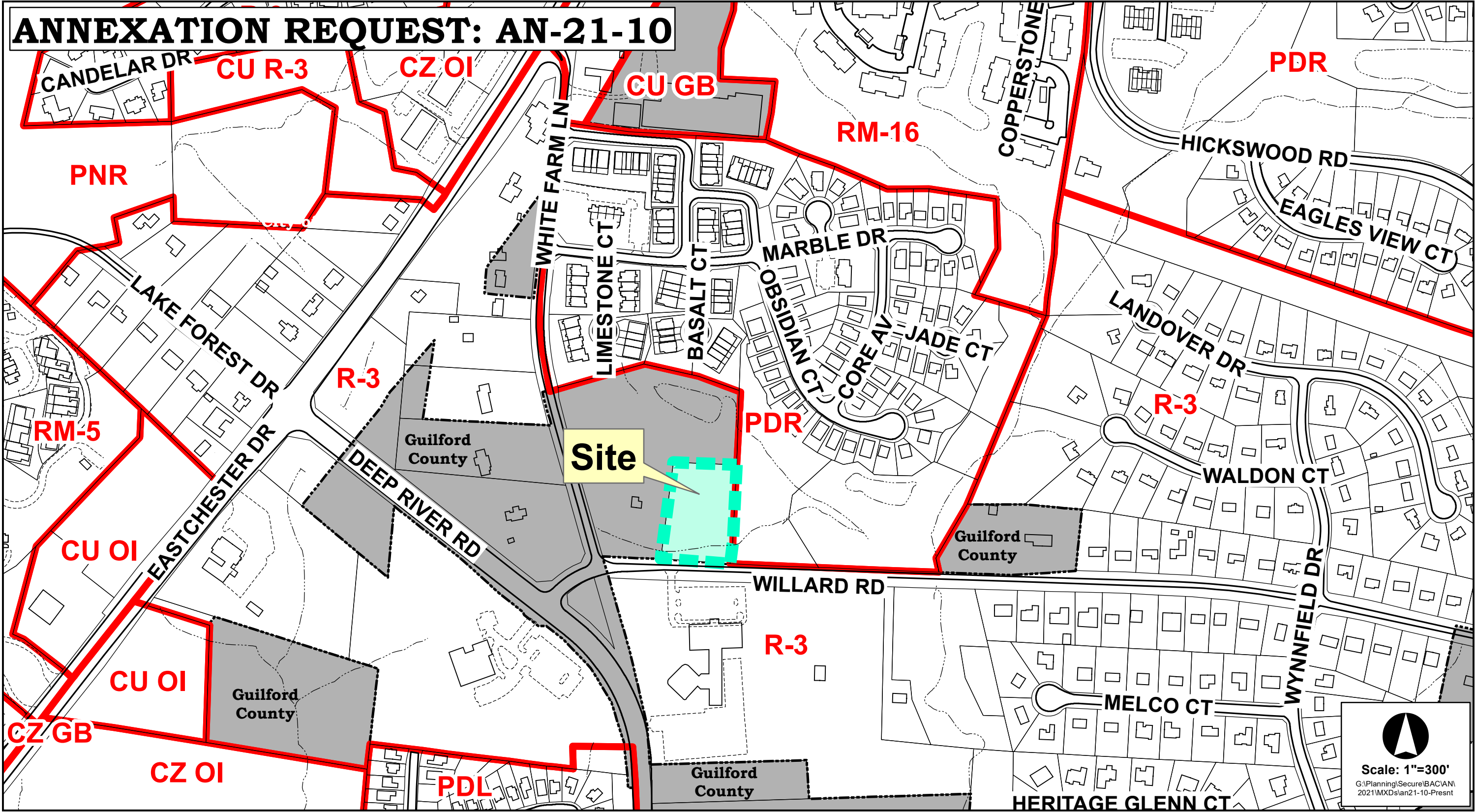
Vicinity Map



Scale: 1"=3000'

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# ANNEXATION REQUEST: AN-21-10





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 6<sup>th</sup> day of December, 2021; 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 **December 6, 2021**.

**ANNEXATION DESCRIPTION**

Madi Construction, LLC      Annexation Case 21-10 (AN-21-10)  
Guilford County Tax Parcel 195739.

The site is located along the north side of Willard Road, approximately 220 feet east of White Farm Lane and specifically described as follows:

BEGINNING at on existing iron pin control corner in the line of Edward Clark Wilson in the right-of-way line of Willard Road; and running thence south 03° 11' west 30.61 feet to a PK

nail control corner in Willard Road; thence a line in Willard Road north 84° 30' west 210.56 feet to an iron pin near the north edge of the pavement of Willard Road; thence north 04° 55' 11" east, a new line with Florence W. Allen, 335.97 feet to an iron pin, a new corner; thence a new line with Florence W. Allen south 86° 49' 39" east 200.21 feet to an iron pin in the line of Edward Clark Wilson; thence south 03° 11' West 313.75 feet along the line of Edward Clark Wilson to the point and place of beginning; containing 1.603 acres, more or less, according to a survey entitled property of Florence W. Allen, dated December 1, 1986, prepared by Mitcham & Associates, Surveyors.

SECTION 2. Upon and after **December 6, 2021** 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 **6<sup>th</sup>** day of **December, 2021.**

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

Jay W. Wagner, Mayor

ATTEST:

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Mary S. Brooks, Deputy City Clerk