

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 22-02**
 (350 South Land Holdings, LLC)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 5, 2022

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

Advertised By: Planning & Development

PURPOSE:

A request by 350 South Land Holding, LLC for a voluntary non-contiguous annexation of approximately 60.9 acres in the northwestern portion of the City's Planning Area. The request consists of:

- Part A: Four parcels, totaling approximately 11.74 acres, lying west of the intersection of Sandy Ridge Road and Gallimore Dairy Road. These parcels are also known as Guilford County Tax Parcels 170825, 170854, 170866 and 170855 (2503 Sandy Ridge Road, 2505 Sandy Ridge Road, 2419 Sandy Ridge Road and 750 Margate Drive);
- Part B: An approximate 18.07 acre parcel lying north of the intersection of Sandy Ridge Road and Sandy Camp Road. The parcel is also known as Guilford County Tax Parcel 170893 (2301 Sandy Ridge Road);
- Part C: An approximate 4.89 acre parcel lying west of the intersection of Adkins Road and Boylston Road. The parcel is also known as Guilford County Tax Parcel 171057 (8545 Adkins Road).
- Part D: An approximate 12.18 acre parcel lying along the south side of Adkins Road, approximately 800 feet east of Staples Road. The parcel is also known as Guilford County Tax Parcel 170740 (8423 Adkins Road);
- Part E: An approximate 12.77 acre parcel lying along the north side of Staples Road, approximately 160 feet west of Staples Road. This parcel is also known as Guilford County Tax Parcels 170728 (8702 Staples Road); and
- Part F: An approximate 1.31 acre parcel lying along the north side of Staples Road, approximately 215 feet west of Staples Road. The parcel is also known as Guilford County Tax Parcel 170714 (8706 Staples Road).

BACKGROUND:

A 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 22-02.

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

**STAFF REPORT
ANNEXATION 22-02
May 16, 2022**

Request	
Applicant: 350 South Land Holdings, LLC	Owners: 350 South Land Holdings, LLC
Proposal: Voluntary non-contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 22-11

Site Information	
Location:	The annexation site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, east and south of Adkins Road and north of Staples Road.
Tax Parcel Number:	Guilford County Tax Parcels 170825, 170854, 170866, 170855, 170893, 171057, 170740, 170728 and 170714
Site Acreage:	Approximately 60.9 acres
Current Land Use:	Single family dwellings and undeveloped parcels.
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	A 2.2 million square foot business/industrial park is proposed for the initial phase I portion of this development.
Proposed Unit Type, Number and Average Value:	An approximate value (cost of development) for Phase I is estimated at \$350,000,000.
Proposed Build-out Schedule:	Approximate build-out schedule for Phase I is ten years. The initial development of a 1,000,000 warehouse/distribution building is anticipated to be operational in late fall of 2023. The developer anticipates developing and additional 700,000 square feet between 2023 to 2028 and the final 500,000 square feet of industrial uses between 2028 and 2033.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Wards 5 and 6. If approved, the annexation area will be divided between Wards 5 and 6.
Physical Characteristics:	The site has some developed parcels but consists primarily of open pasture lands and wooded areas with moderate to severely sloping terrains. Perennial and intermittent streams run through the site, in a southwesterly direction. The steeper terrains are along these various stream corridors.
Water and Sewer Proximity:	<u>Water lines:</u> There are existing City water lines, varying in size from 6-inches to 16-inches, within Sandy Ridge Road, the southern portion of Adkins Road, Boylston Road, and Bunker Hill Road.

	Sanitary Sewer lines: There is a 16-inch sewer line running along a stream corridor that terminates east of Adkins Road at the southwestern boundary of the zoning site. In addition, a 6-inch sewer line (force main) lies adjacent to the site along Sandy Ridge Road.
General Drainage and Watershed:	The site drains in a general westerly direction. Development of the site will be subject to the Oak Hollow Lake General Watershed Areas (GWA) requirements of the water supply watershed regulations. Engineered stormwater treatment measures are required for non-residential development with an impervious surface area greater than 24% of the site.
Overlay Districts:	<ul style="list-style-type: none"> • Oak Hollow Lake GWA • Airport Overlay - Zone 2

Adjacent Property Zoning and Current Land Use		
North:	PDM Planned Development Mixed District	Undeveloped parcels and single family dwellings
South:	PDM Planned Development Mixed District RS-40 Residential Single Family-40 District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings
East:	PDM Planned Development Mixed District RS-40 Residential Single Family-40 District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings
West:	PDM Planned Development Mixed District RS-40 Residential Single Family-40 District (<i>Guilford County</i>)	Undeveloped parcels and single family dwellings.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	960 ft.
	Adkins Road	Local	978 ft.
	Joe Drive	Local	1,200 ft.
Vehicular Access:	Initial access will be from Sandy Ridge Road and Joe Drive. In the future, Gallimore Diary Road will be extended through the site to Adkins Road.		

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

In 2012, City Council approved annexation and initial zoning for approximately 425 acres of land owned by 350 South Land Holdings, LLC to establish a business/industrial park. In 2013 and 2017 additional annexation petitions were approved that expanded the area of the proposed business/industrial park to its current 511 acres.

The owner has a buyer that desires to develop an approximate 2.2 million square foot business/industrial park. The NCDOT has recently completed plans for the widening of Sandy Ridge

Road from 2 lanes to 4 lanes, which has impacted the initially-intended signalized access point of this development. Therefore, the applicant has purchased land at the intersection of Sandy Ridge Road and Gallimore Dairy Road to serve as the primary entrance to their development and they will construct an extension of Gallimore Dairy Road through the site to Adkins Road. Additional land has also been purchased along Adkins Road and Joe Drive to square up the boundary of the site to allow for more buffer/separation from adjacent lands. It also allows for room to work around any environmentally sensitive lands and to provide sufficient onsite stormwater control measures. An additional 60 acres is proposed to be added to this development under this current approval petition.

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

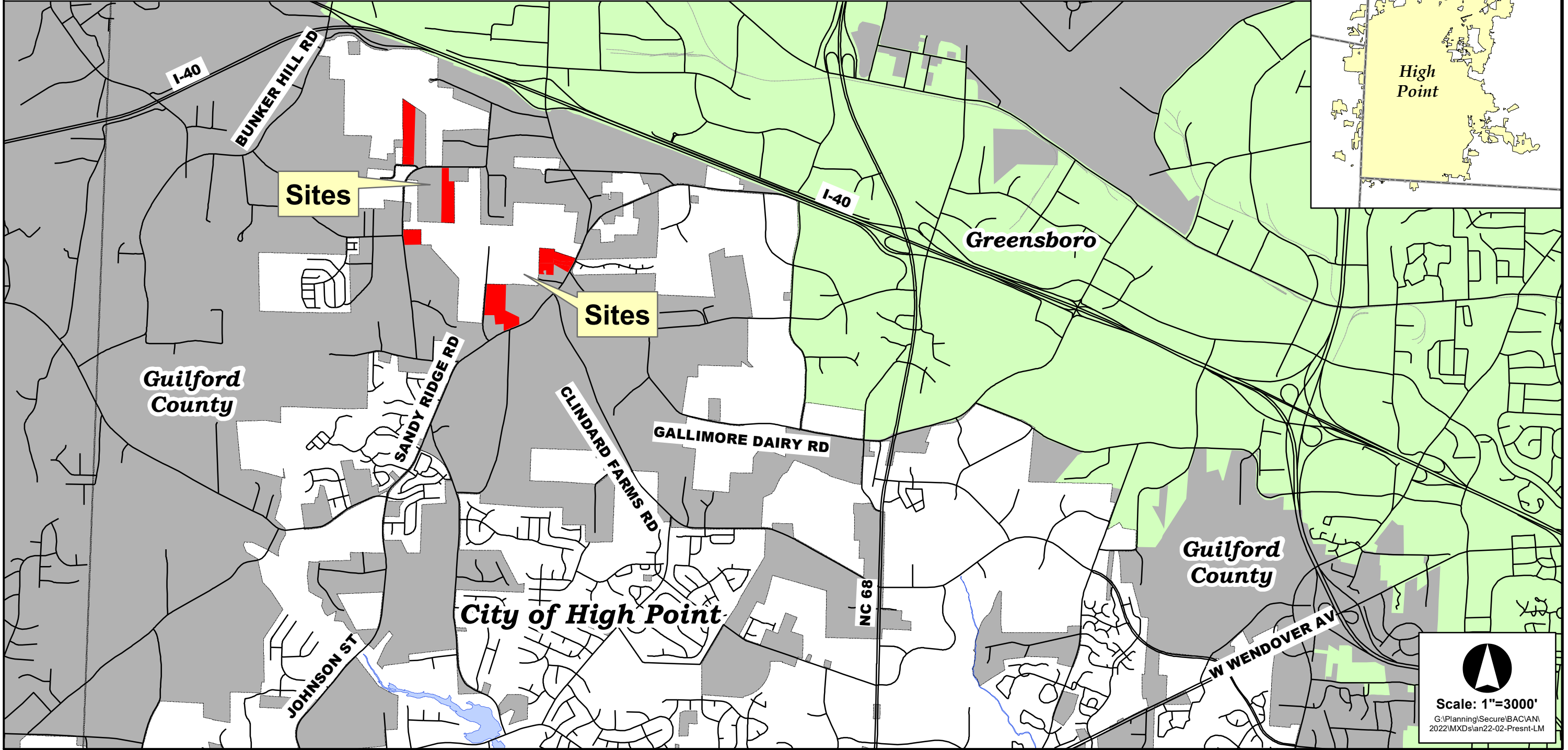
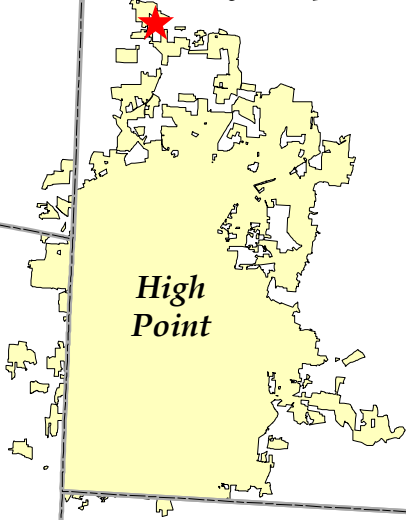
Report Preparation


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

LOCATION MAP

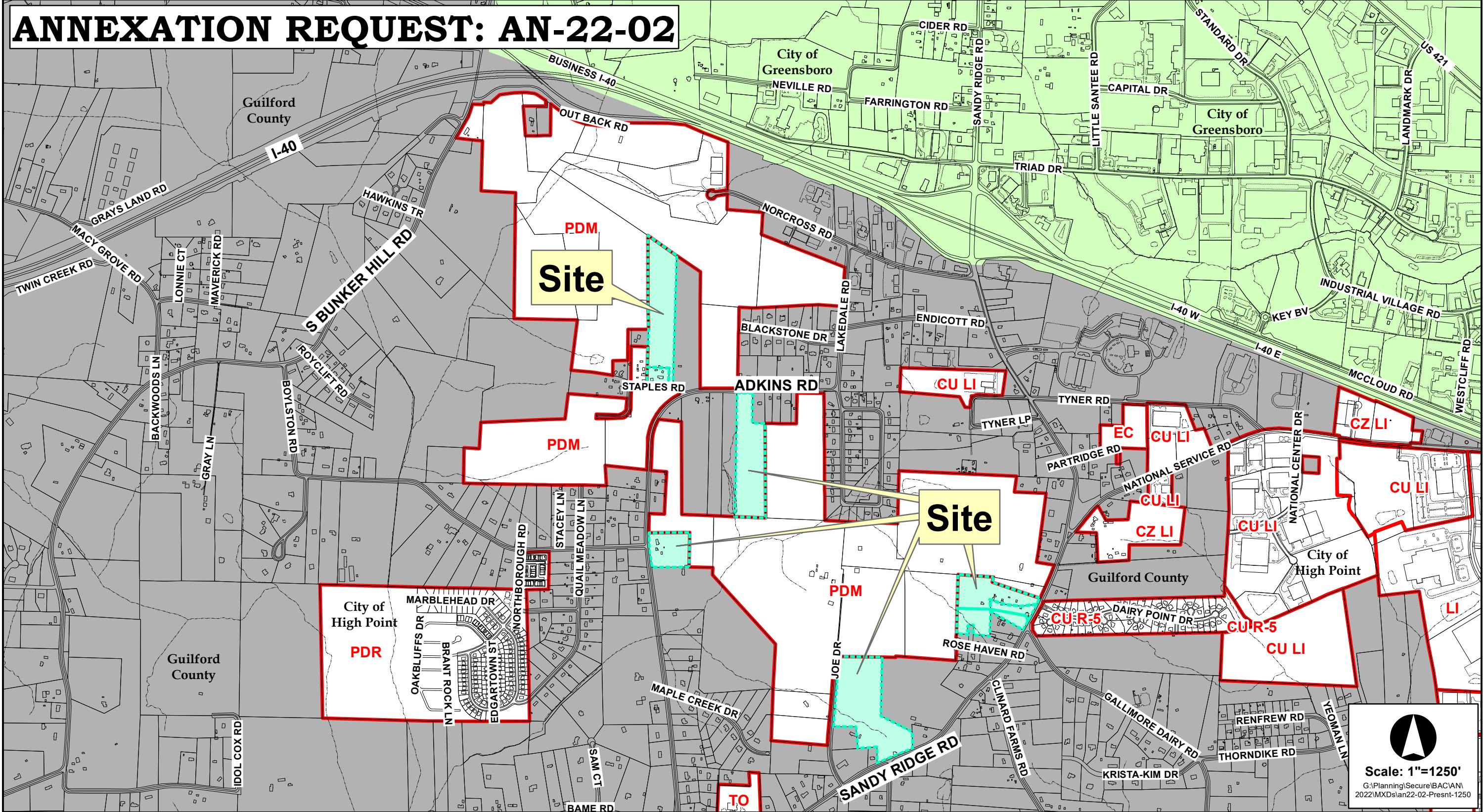
ANNEXATION REQUEST: AN-22-02
Applicant: 350 South Land Holding, LLC

Vicinity Map




Scale: 1"=3000'
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ANNEXATION REQUEST: AN-22-02




Scale: 1"=1250'
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2022\MXD\an22-02-Presnt-1250

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 5:30 p.m. on the 16th day of May, 2022; 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 May 16, 2022.

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

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part A)

Parcel Description – 2503 Sandy Ridge Road, High Point, NC 27265
Guilford County Tax Parcel 170825
PIN # 7804-59-9192
PB 124 PG 24 (Lot 2)

2505 Sandy Ridge Road, High Point, NC 27265
Guilford County Tax Parcel 170854
PIN # 7804-47-3638
PB 124 PG 24 (Lot 1)

2419 Sandy Ridge Road, High Point, NC 27265
Guilford County Tax Parcel 170866
PIN # 7804-68-1821

750 Margate Drive, Colfax, NC 27235
Guilford County Tax Parcel 170855
PIN # 7804-58-6755
PB 124 PG 24 (Lot 3)

Parcel Description – Sandy Ridge Road and Margate Drive, High Point, NC

ALL of that certain piece, parcel or tract of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the western margin of Sandy Ridge Road, a variable public right-of-way near the intersection of Dairy Point Drive, a variable public right-of-way and being the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7472, Page 3027, in the Guilford County Registry, and having NC parcel no. 170826 (“The 350 South Land Holdings Property, parcel no. 170826”), and running thence from the **Point of Beginning** along the western margin of Sandy Ridge Road South 28 deg. 48 min. 54 sec. West 355.78 feet to an existing iron pipe near the intersection of Gallimore Dairy Road, a variable public right-of-way, said existing iron pipe being the northeast corner of Billy G. Dillon and Jeanette B. Dillon, either now or formerly, as described in instrument recorded in Deed Book 7790, Page 1252, in the Guilford County Registry, and having NC parcel no. 170832 and 170857 (“The Dillon Property”); thence leaving the western margin of Sandy Ridge Road and along the lines of The Dillon Property, the following two (2) courses and distances: (i) North 62 deg. 47 min. 18 sec. West 483.17 feet to an existing iron pipe; (ii) South 02 deg. 52 min. 04 sec. West 310.29 feet to an existing iron pipe in the northern line of Bradley C. Penny and Angela R. Penny, either now or formerly, as described in instrument recorded in Deed Book 7250, Page 2865, in the Guilford County Registry, and having NC parcel no. 171150 (“The Dillon Property”); thence with the northern line of The Dillon Property North 86 deg. 19 min. 04 sec. West 216.30 feet to an existing iron pipe in the eastern margin of Margate Drive, a variable unimproved public right-of-way; thence with the margins of Margate Drive, the following seven (7) courses and distances: (i)

North 03 deg. 17 min. 50 sec. East 100.00 feet to a point; (ii) North 86 deg. 42 min. 10 sec. West 60.25 feet to a point; (iii) South 03 deg. 17 min. 50 sec. West 25.00 feet to a point; (iv) North 86 deg. 42 min. 10 sec. West 30.00 feet to a point; (v) South 03 deg. 17 min. 50 sec. West 50.00 feet to a point; (vi) South 86 deg. 42 min. 10 sec. East 30.00 feet to a point; (vii) South 03 deg. 17 min. 50 sec. West 25.00 feet to an existing iron pipe, the northeast corner of Lawrence O. Edwards, Jr. and Jane J. Edwards, either now or formerly, as described in instrument recorded in Deed Book 7343, Page 1314, in the Guilford County Registry, and having NC parcel no. 171149 (“The Edwards Property”); thence with the northern margin of The Edwards Property, North 86 deg. 15 min. 22 sec. West 170.16 feet to a point in the eastern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7472, Page 3027, in the Guilford County Registry, and having NC parcel no. 170834 (“The 350 South Land Holdings Property, parcel no. 170834”); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170834, the following two (2) courses and distances: (i) North 03 deg. 25 min. 01 sec. East 339.08 feet to an existing iron pipe; (ii) North 03 deg. 25 min. 01 sec. East 443.81 feet to a point in the southern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7472, Page 3027, in the Guilford County Registry, and having NC parcel no. 170831 (“The 350 South Land Holdings Property, parcel no. 170831”); thence with the southern line of The 350 South Land Holdings Property, parcel no. 170831, the following two (2) courses and distances: (i) South 85 deg. 46 min. 25 sec. East 454.95 feet to an existing iron pipe; (ii) South 12 deg. 31 min. 26 sec. West 69.25 feet to an existing iron pipe in the northwest corner of The 350 South Land Holdings Property, parcel no. 170826; thence with the western and southern lines of The 350 South Land Holdings Property, parcel no. 170826, the following two (2) courses and distances: (i) South 02 deg. 47 min. 13 sec. West 111.17 feet to an existing iron pipe; (ii) South 71 deg. 18 min. 22 sec. East 614.98 feet to the **Point and Place of Beginning** and containing **11.746 acres, more or less**, as shown on that certain survey entitled “350 South Land Holding, LLC.” prepared by Borum, Wade and Associates, P.A. dated March 10, 2021.

SECTION 2. Upon and after **May 16, 2022** 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.

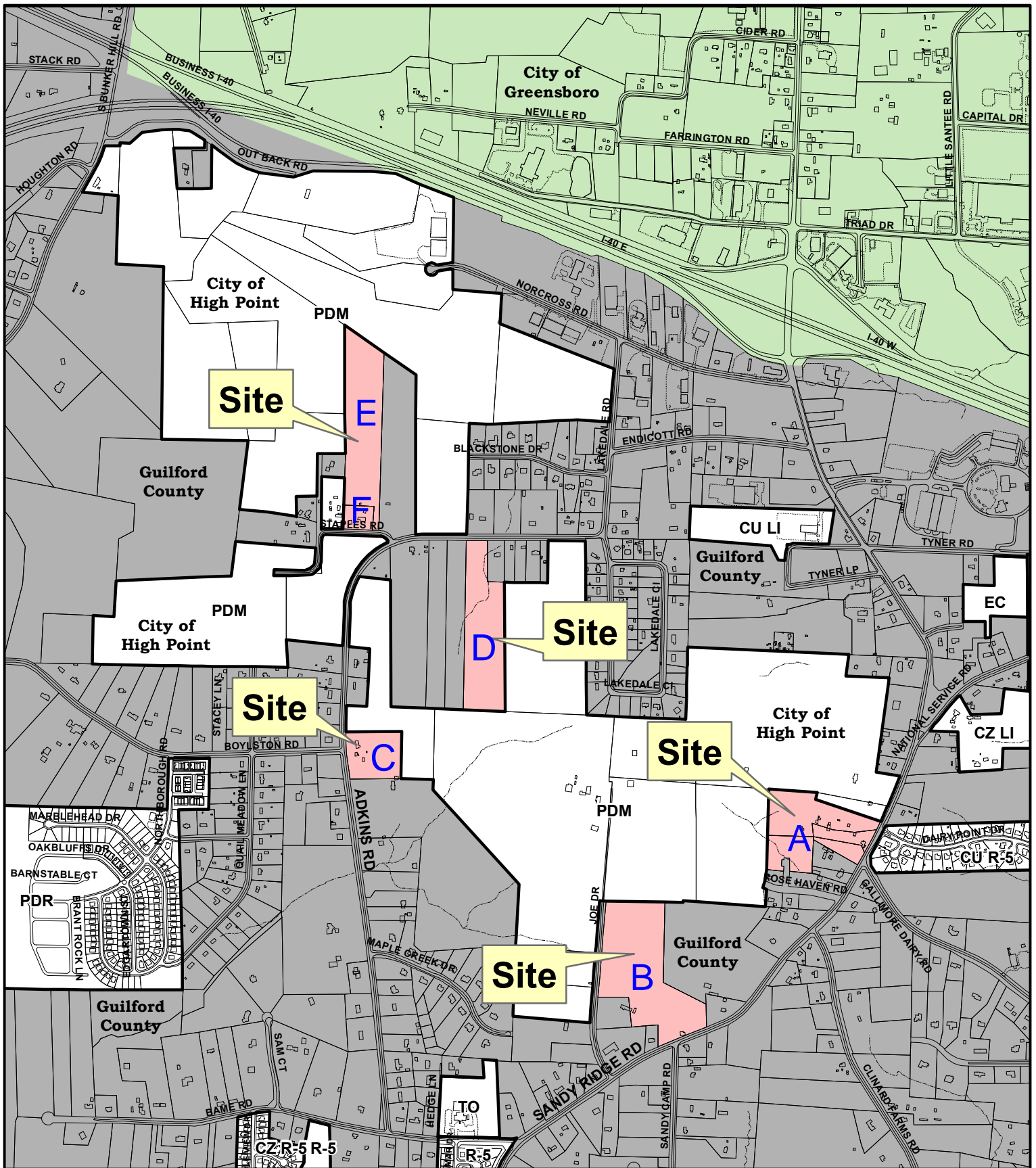
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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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-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 16th day of May, 2022; 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;

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

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part B)

Parcel Description – 2301 Sandy Ridge Road, High Point, NC
Guilford County Tax Parcel 170893
PIN # 7804-47-3638

ALL of that certain piece, parcel or tract of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing ½” iron pipe in the eastern margin of Joe Road, a 60’ public right-of-way and being a southwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7485, Page 284, in the Guilford County Registry, and having NC parcel no. 170876 (“The 350 South Land Holdings Property”), said point having NAD 83\2011 coordinates of, Northing = 848,303.550 and Easting = 1,703,886.124, said point also being South 04 deg. 14 min. 41 sec. East 212.43 feet from a Control nail, having NAD 83\2011 coordinates of, Northing = 848,515.402 and Easting = 1,703,870.400 and running thence from the **Point of Beginning** leaving the eastern margin of Joe Road and along the southern line of The 350 South Land Holdings Property South 88 deg. 26 min. 33 sec. East 581.79 feet to an existing ½” iron pipe in the northwest corner of Joe Frazier, Jr. and Joann W. Frazier, either now or formerly, as described in instrument recorded in Deed Book 7029, Page 709, in the Guilford County Registry, and having NC parcel no. 17887 (“The Frazier Property, Parcel No 170887 ”); thence with the western line of The Frazier Property, Parcel No 170887, the following two (2) courses and distances: (i) South 01 deg. 33 min. 49 sec. West 782.78 feet to an existing ½” iron pipe; (ii) South 62 deg. 09 min. 29 sec. East 456.28 feet to an existing ½” iron pipe in the western line of Joe Frazier, Jr. and Joann W. Frazier, either now or formerly, as described in instrument recorded in Deed Book 2739, Page 994, in the Guilford County Registry, and having NC parcel no. 17896 (“The Frazier Property, Parcel No 170896 ”); thence with the western line of The Frazier Property, Parcel No 17896, South 03 deg. 03 min. 36 sec. East 198.49 feet to a point in the northern margin of Sandy Ridge Road, a 60’ public right-of-way; thence with the northern margin of Sandy Ridge Road, the following three (3) courses and distances: (i) South 67 deg. 51 min. 44 sec. West 296.80 feet to an existing iron pipe; (ii) South 67 deg. 29 min. 30 sec. West 197.08 feet to a point; (iii) along a curve to the left, having a radius of 1805.00 feet with an arc distance of 13.38 feet and said arc being subtended by a chord having a course and distance of South 67 deg. 10 min. 15 sec. West 13.38 feet to a point in the southeast corner of Sandy Ridge Methodist Church, either now or formerly, as described in instrument recorded in Deed Book 2599, Page 752, in the Guilford County Registry, and having NC parcel no. 170885 (“The Sandy Ridge Methodist Church Property, Parcel No 170885”); thence leaving the northern margin of Sandy Ridge Road and along the eastern and northern lines of The Sandy Ridge Methodist Church Property, Parcel No 170885, the following two (2) courses and distances: (i) North 00 deg. 03 min. 28 sec. East 196.82 feet to an existing iron pipe and nail; (ii) South 85 deg. 01 min. 00 sec. West 115.66 feet to an existing iron pipe in the eastern line of Sandy Ridge Methodist Church, either now or formerly, as described in instrument recorded in Deed Book 2065, Page 381, in the Guilford County Registry, and having NC parcel no. 170979 (“The Sandy Ridge Methodist Church Property, Parcel No 170979 ”); thence with the eastern and northern lines of The Sandy Ridge Methodist Church Property, Parcel No 170979, the following two (2) courses and distances: (i) North 03 deg. 19 min. 40 sec. East 20.50 feet to an existing iron pipe; (ii) South 86 deg. 35 min. 42 sec. West 60.94 feet to an existing

iron pipe, the southeast corner of Terry W. Frazier, either now or formerly, as described in instrument recorded in Deed Book 8536, Page 818, in the Guilford County Registry, and having NC parcel no. 171014 (“The Frazier Property, Parcel No 171014 ”); thence with the eastern and northern lines of The Frazier Property, Parcel No 171014, the following two (2) courses and distances: (i) North 03 deg. 29 min. 48 sec. West 297.16 feet to an existing iron pipe; (ii) South 86 deg. 27 min. 32 sec. West 385.54 feet to an existing iron pipe in the eastern margin of Joe Road; thence in a northerly direction with eastern margin of Joe Road North 04 deg. 29 min. 14 sec. East 928.51 feet to the **Point and Place of Beginning** and containing **18.078 acres**, more or less, as shown on that certain survey entitled “350 South Land Holding, LLC.” prepared by Borum, Wade and Associates, P.A. dated March 18, 2022.

SECTION 2. Upon and after **May 16, 2022** 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.

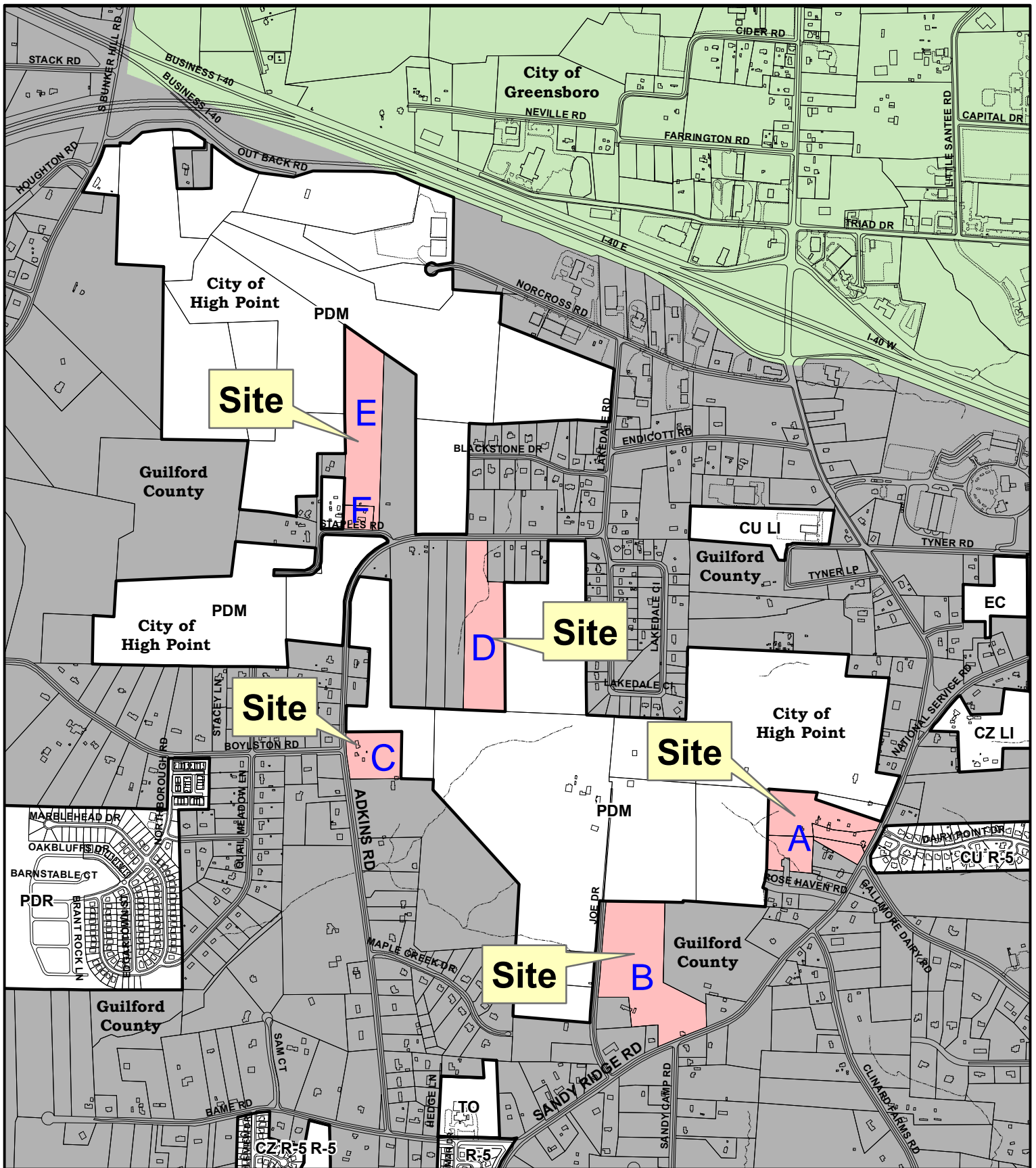
Adopted by the City Council
City of High Point, North Carolina
The **16th** day of **May, 2022**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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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

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the Guilford County Register of Deeds Office.**

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part C)

Parcel Description – 8545 Adkins Road, Colfax, NC
Guilford County Tax Parcel 171057
PIN # 7804-19-6750

ALL of that certain piece, parcel or tract of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of Adkins Road, a 60' public right-of-way and being the northwest corner of R.J. Welborn, either now or formerly, as described in instrument recorded in Deed Book 3370, Page 511, in the Guilford County Registry, and having NC parcel no. 171071 ("The Welborn Property") and running thence from the **Point of Beginning** along the eastern margin of Adkins Road, the following two (2) courses and distances: (i) North 06 deg. 23 min. 41 sec. West 226.13 feet to a point; (ii) along a curve to the right, having a radius of 2432.67 feet with an arc distance of 181.92 feet and said arc being subtended by a chord having a course and distance of North 02 deg. 25 min. 07 sec. West 181.88 feet to a point in a southwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6928, Page 2035, in the Guilford County Registry, and having NC parcel no. 171075 ("The 350 South Land Holdings Property"); thence leaving the eastern margin of Adkins Road and along the southern and western lines of The 350 South Land Holdings Property, the following two (2) courses and distances: (i) North 87 deg. 27 min. 01 sec. East 527.48 feet to an existing iron pipe; (ii) South 01 deg. 04 min. 37 sec. West 429.28 feet to an existing iron pipe in the northern line of The Welborn Property; thence with the northern line of The Welborn Property, South 89 deg. 55 min. 00 sec. West 486.02 feet to the **Point and Place of Beginning** and containing **4.899 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated March 19, 2022.

SECTION 2. Upon and after May 16, 2022 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.

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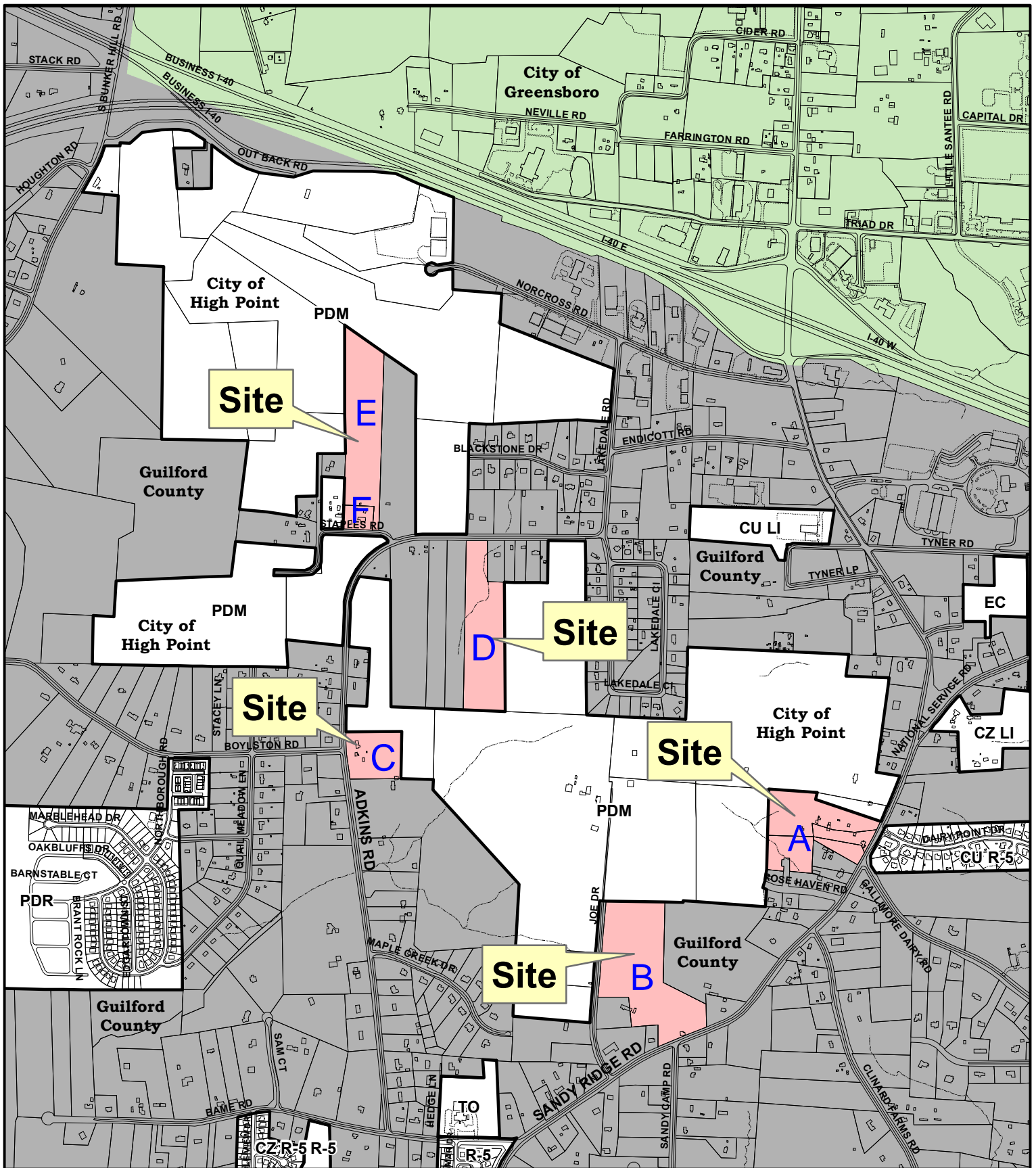
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
 G:\Planning\Secure\BAC\AN\2022\MXD\an22-02-NM

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

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WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30 p.m. on the 16th day of May, 2022; 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 May 16, 2022.

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

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part D)

Parcel Description – 8423 Adkins Road, Colfax, NC
Guilford County Tax Parcel 170740
PIN # 7805-20-7915

ALL of that certain piece, parcel or tract of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the southern margin of Adkins Road, a 60' public right-of-way, said point being the northeast corner of Mark Allen Bame, either now or formerly, as described in instrument recorded in Deed Book 5411, Page 1706, in the Guilford County Registry, and having NC parcel no. 170764 ("The Bame Property"), said point also being South 38 deg. 26 min. 22 sec. East 1888.29 feet from a control point having NAD 83\2011 coordinates of, Northing = 850,296.560 and Easting = 1,701,374.026 and running thence from the **Point of Beginning** along the southern margin of Adkins Road South 89 deg. 43 min. 59 sec. East 222.24 feet to an existing iron pipe in the northwest corner of Stanley D. Gray and Dona R. Gray, either now or formerly, as described in instrument recorded in Deed Book 4868, Page 1675, in the Guilford County Registry, and having NC parcel no. 170744 ("The Gray Property"); thence leaving the southern margin of Adkins Road and along the western and southern lines of The Gray Property, the following two (2) courses and distances: (i) South 00 deg. 06 min. 35 sec. East 397.00 feet to an existing iron pipe; (ii) South 89 deg. 33 min. 03 sec. East 150.08 feet to an existing iron pipe in the northwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6928, Page 1539, in the Guilford County Registry, and having NC parcel no. 171077 ("The 350 South Land Holdings Property, parcel no. 171077"); thence with the western line of The 350 South Land Holdings Property, parcel no. 171077, South 00 deg. 41 min. 51 sec. East 1243.09 feet to an existing iron pipe in the northern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7485, Page 284, in the Guilford County Registry, and having NC parcel no. 171055 ("The 350 South Land Holdings Property, parcel no. 171055"); thence with the northern line of The 350 South Land Holdings Property, parcel no. 171055, North 86 deg. 49 min. 35 sec. West 355.54 feet to an existing iron pipe in the southeast corner of The Bame Property; thence with the eastern line of The Bame Property, North 01 deg. 10 min. 20 sec. West 1622.86 feet to the **Point and Place of Beginning** and containing **12.187 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated March 10, 2021.

SECTION 2. Upon and after **May 16, 2022** 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.

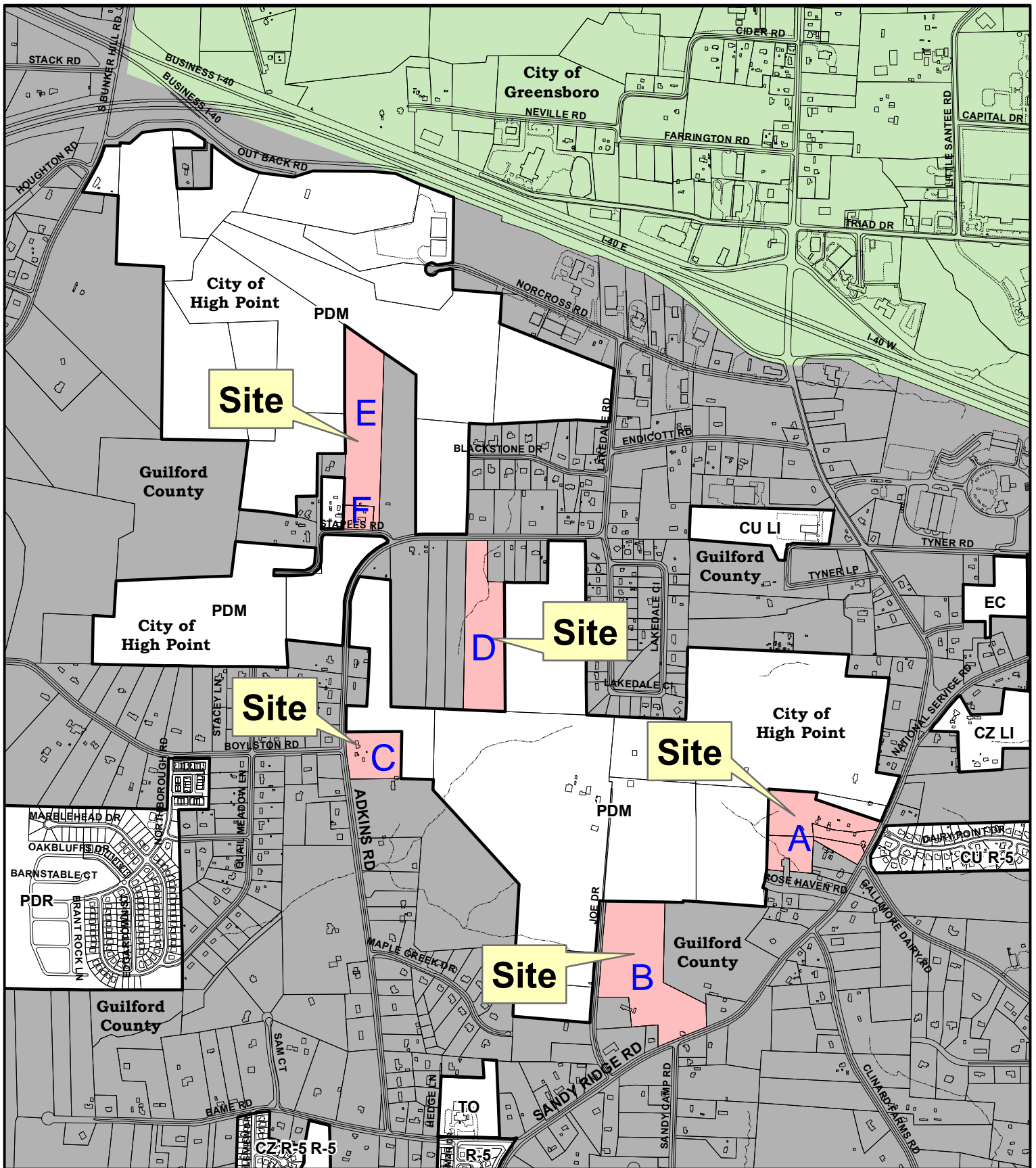
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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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-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 16th day of May, 2022; 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 May 16, 2022.

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

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part E)

Parcel Description – 8702 Staples Road, Colfax, NC
Guilford County Tax Parcel 170728
PIN # 7805-12-5951

ALL of that certain piece, parcel or tract of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the northern margin of Staples Road, a 60' public right-of-way, said point being the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7650, Page 1503, in the Guilford County Registry, and having NC parcel no. 170714 ("The 350 South Land Holdings Property, parcel no. 170714"), said point also being North 10 deg. 03 min. 38 sec. East 1606.88 feet from a control point having NAD 83/2011 coordinates of, Northing = 850,296.560 and Easting = 1,701,374.026 and running thence from the **Point of Beginning**, leaving the northern margin of Staples Road and along the eastern line of The 350 South Land Holdings Property, parcel no. 170714, the following two (2) courses and distances: (i) North 06 deg. 39 min. 18 sec. East 199.93 feet to an existing iron pipe; (ii) North 88 deg. 13 min. 22 sec. West 301.01 feet to an existing iron pipe in the eastern line of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6901, Page 282, in the Guilford County Registry, and having NC parcel no. 170731 ("The 350 South Land Holdings Property, parcel no. 170731"); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170731, North 00 deg. 35 min. 33 sec. West 302.33 feet to an existing iron pipe, the southeast corner of Jeremiah David Johnson and Anne Brittain Johnson, either now or formerly, as described in instrument recorded in Deed Book 6558, Page 1401, in the Guilford County Registry, and having NC parcel no. 170733 ("The Johnson Property"); thence with the eastern line of The Johnson Property North 00 deg. 35 min. 33 sec. West 197.91 feet to an existing iron pipe, the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6901, Page 828, in the Guilford County Registry, and having NC parcel no. 170699 ("The 350 South Land Holdings Property, parcel no. 170699"); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170699, North 00 deg. 34 min. 41 sec. West 374.19 feet to a point in a southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7650, Page 1500, in the Guilford County Registry, and having NC parcel no. 170701 ("The 350 South Land Holdings Property, parcel no. 170701"); thence with the eastern line of The 350 South Land Holdings Property, parcel no. 170701, North 00 deg. 26 min. 34 sec. East 860.60 feet to a point in a southern line J&G Land Holding, LLC, either now or formerly, as described in instrument recorded in Deed Book 7517, Page 2450, in the Guilford County Registry, and having NC parcel no. 170703 ("The J&G Land Holding Property"); thence with southern line of The J&G Land Holding Property, South 55 deg. 21 min. 32 sec. East 402.71 feet to an existing iron pipe in the northwest corner of Philip Howard Gray and Peggy Ann W. Gray, either now or formerly, as described in instrument recorded in Deed Book 2802, Page 841, in the Guilford County Registry, and having NC parcel no. 170734 ("The Gray Property"); thence with the western line of The Gray Property, South 00 deg. 11 min. 32 sec. East 1718.67 feet to an existing iron pipe in the northern margin of Staples Road; thence with the northern margin of

Staples Road North 85 deg. 17 min. 52 sec. West 57.29 feet to the **Point and Place of Beginning** and containing **12.771 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated March 10, 2021.

SECTION 2. Upon and after **May 16, 2022** 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.

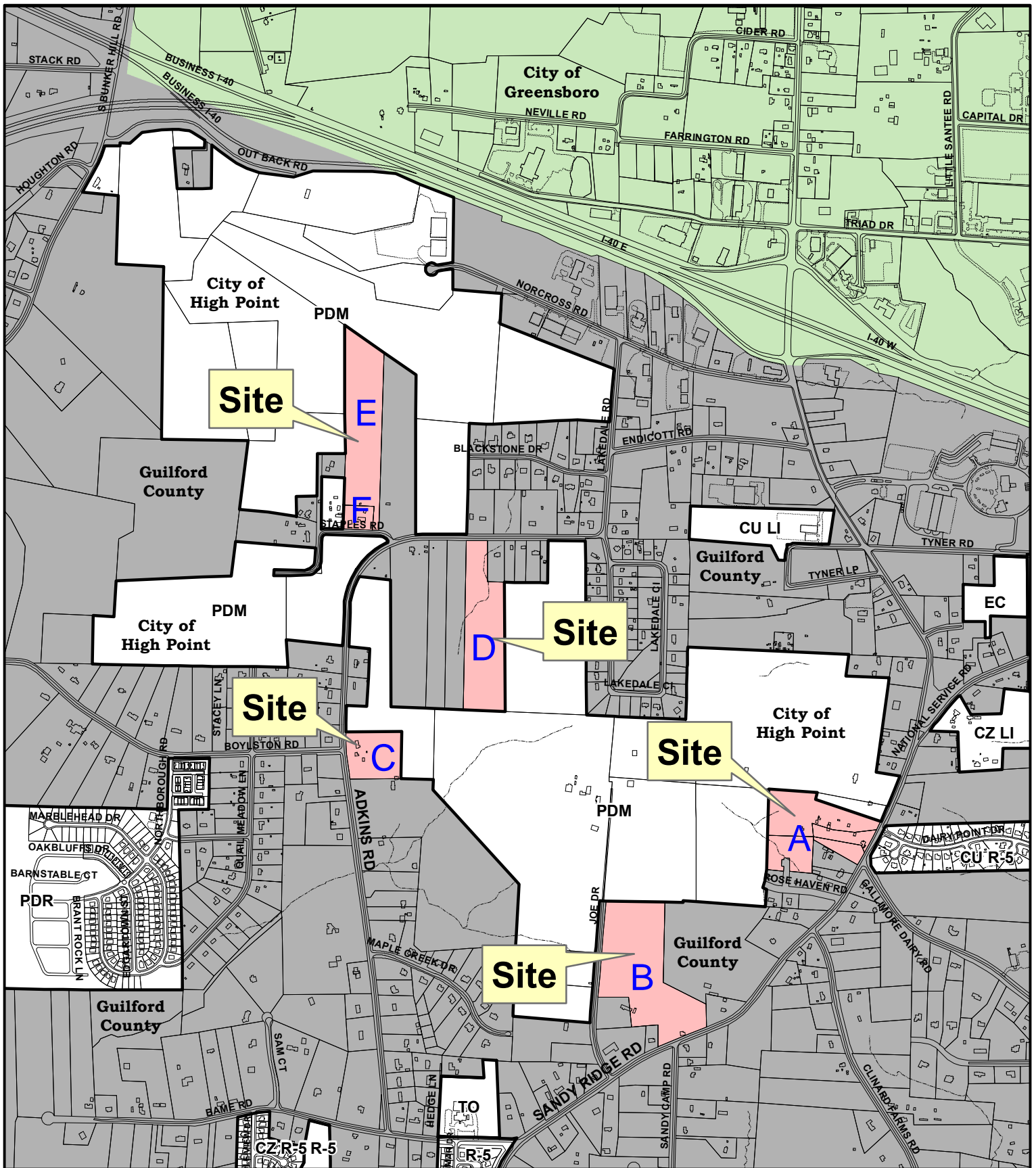
Adopted by the City Council
City of High Point, North Carolina
The **16th** day of **May, 2022**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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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-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 16th day of May, 2022; 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 May 16, 2022.

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

ANNEXATION DESCRIPTION
350 SOUTH LAND HOLDING, LLC.
Annexation Case 22-02 (Part F)

Parcel Description – 8706 Staples Road, Colfax, NC
Guilford County Tax Parcel 170714
PIN # 7805-11-5909

ALL of that certain piece, parcel or tract of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the northern margin of Staples Road, a 60' public right-of-way, said point being the southwest corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 7650, Page 1500, in the Guilford County Registry, and having NC parcel no. 170728 ("The 350 South Land Holdings Property, parcel no. 170728"), said point also being North 10 deg. 03 min. 38 sec. East 1606.88 feet from a control point having NAD 83/2011 coordinates of, Northing = 850,296.560 and Easting = 1,701,374.026 and running thence from the **Point of Beginning**, along the northern margin of Staples Road North 87 deg. 51 min. 42 sec. West 276.02 feet to an existing iron pipe in the southeast corner of 350 South Land Holdings, LLC, either now or formerly, as described in instrument recorded in Deed Book 6901, Page 828, in the Guilford County Registry, and having NC parcel no. 170731 ("The 350 South Land Holdings Property, parcel no. 170731"); thence leaving the northern margin of Staples Road and along the eastern line of The 350 South Land Holdings Property, parcel no. 170731 North 00 deg. 32 min. 25 sec. West 197.63 feet to an existing iron pipe in the southern line of The 350 South Land Holdings Property, parcel no. 170728; thence with the southern and western lines of The 350 South Land Holdings Property, parcel no. 170728, the following two (2) courses and distances: (i) South 88 deg. 13 min. 22 sec. East 301.01 feet to an existing iron pipe; (ii) South 06 deg. 39 min. 18 sec. West 199.93 feet to the **Point and Place of Beginning** and containing **1.314 acres, more or less**, as shown on that certain survey entitled "350 South Land Holding, LLC." prepared by Borum, Wade and Associates, P.A. dated April 12, 2022.

SECTION 2. Upon and after **May 16, 2022** 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.

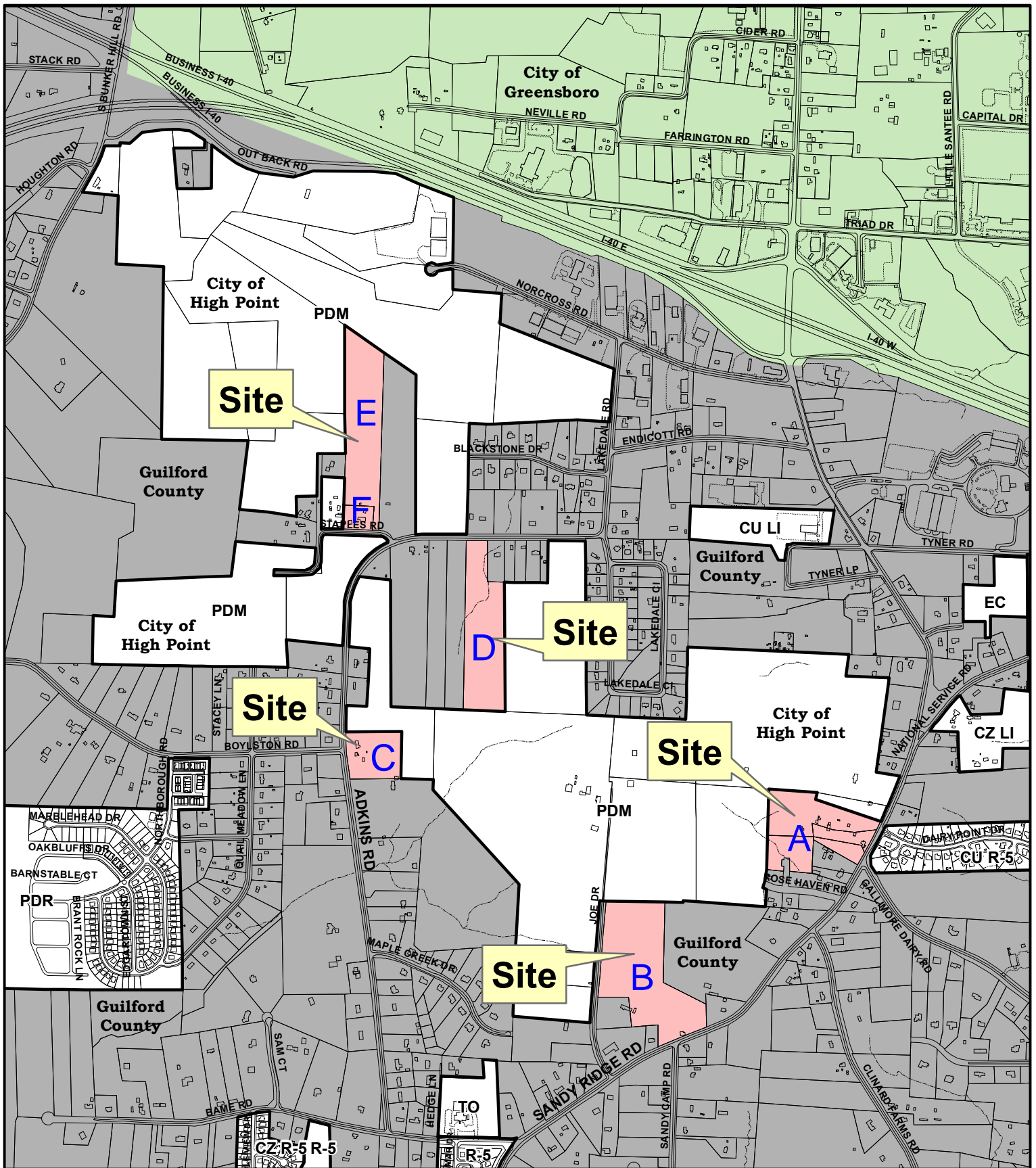
Adopted by the City Council
City of High Point, North Carolina
The 16th day of May, 2022.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ANNEXATION REQUEST: AN-22-02

Applicant: 350 South Land Holding, LLC
Area: 60.9 acres

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=1250'
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