

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 22-04**

(Coggin Real Estate, LLC and Maxie R. Kennedy Jr.)

From: Sushil Nepal,
Planning & Development Director

Meeting Date: August 15, 2022

Public Hearing: Yes

Advertising Date: August 2, 2022

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

Advertised By: Planning & Development

PURPOSE:

A request by Coggin Real Estate, LLC and Maxie R. Kennedy Jr., for a voluntary contiguous annexation of approximately 146.7 acres. The site is located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road, and also known as Davidson County Tax Parcels 16-312-0-000-0072, 16-312-0-000-0072B, 16-312-0-000-0066 and 16-312-0-000-0067 and Randolph County Tax Parcel 6309.

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 22-04.

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

**STAFF REPORT
ANNEXATION 22-04
August 15, 2022**

Request	
Applicant: Coggin Real Estate, LLC and Maxie R. Kennedy Jr	Owners: Coggin Real Estate, LLC and Maxie R. Kennedy Jr.
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment ZA-22-18

Site Information	
Location:	The site is located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road
Tax Parcel Number:	Davidson County Tax Parcels 16-312-0-000-0072, 16-312-0-000-0072B, 16-312-0-000-0066 and 16-312-0-000-0067, and Randolph County Tax Parcel 6309
Site Acreage:	Approximately 146.7 acres
Current Land Use:	The site is mostly undeveloped with four single family homes scattered throughout the site.
Current Fire District:	The Davidson County portion of the site is within the Hasty Volunteer Special Fire District. The Randolph County portion of the site is within the Guil-Rand Volunteer Special Fire District.
Proposed Development:	The property owner has a buyer that is proposing to establish an industrial park on the site.
Proposed Unit Type, Number and Average Value:	An approximate 1,180,000 square foot industrial park, consisting of multiple buildings, is proposed to be developed at an approximate cost of \$55,000,000.
Proposed Build-out Schedule:	Approximately 5 – 7 years.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 3 and if annexed will be part of Ward 3.
Physical Characteristics:	The site consists of a mixture of open pasture lands and wooded areas with a moderate to severely sloping terrain. Two perennial streams, which branch off into multiple intermittent streams, impact the northern and southwestern portions of the site. Along the northern-most perennial stream corridor is a corresponding 100-year floodplain that runs parallel to the stream.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along National Highway. An 18-inch City sewer line runs from east to west through the northern portion of the site. A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along South Road.

General Drainage and Watershed:	The site drains in a general northwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the acreage of the site stormwater control measures will be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	HC	Highway Commercial District	Single family dwelling and undeveloped parcels
	HI	Heavy Industrial District <i>(both within Davidson County)</i>	
South:	R1MO	Mobile Home District	Manufactured housing park Vacant industrial structure
	M-1	Restricted Manufacturing District <i>(both within the City of Thomasville)</i>	
	HI	Heavy Industrial District <i>(Davidson County)</i>	Undeveloped parcel
East:	R-5	Residential Single Family-5 District	Single family dwellings and industrial uses
	HI	Heavy Industrial District	
	LI	Light Industrial District <i>(Randolph County)</i>	
West:	HC	Highway Commercial District	Undeveloped parcels and industrial use
	CU-LI	Conditional Use Light Industrial District	
	RA-3	Rural Agriculture – 3 District <i>(All within Davidson County)</i>	

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	National Highway (NC68) South Road	Major Throughfare	650 ft.
		Minor Throughfare	200 ft.
Vehicular Access:	Via multiple driveway access from Nation Highway and South 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

The applicant is requesting annexation to have access to City utilities to facilitate development of an industrial park. This property is situated at the southwestern portion of the of the City's planning area and is designated in the City's Land Use Plan for Light Industrial and Heavy Industrial uses.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts 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.

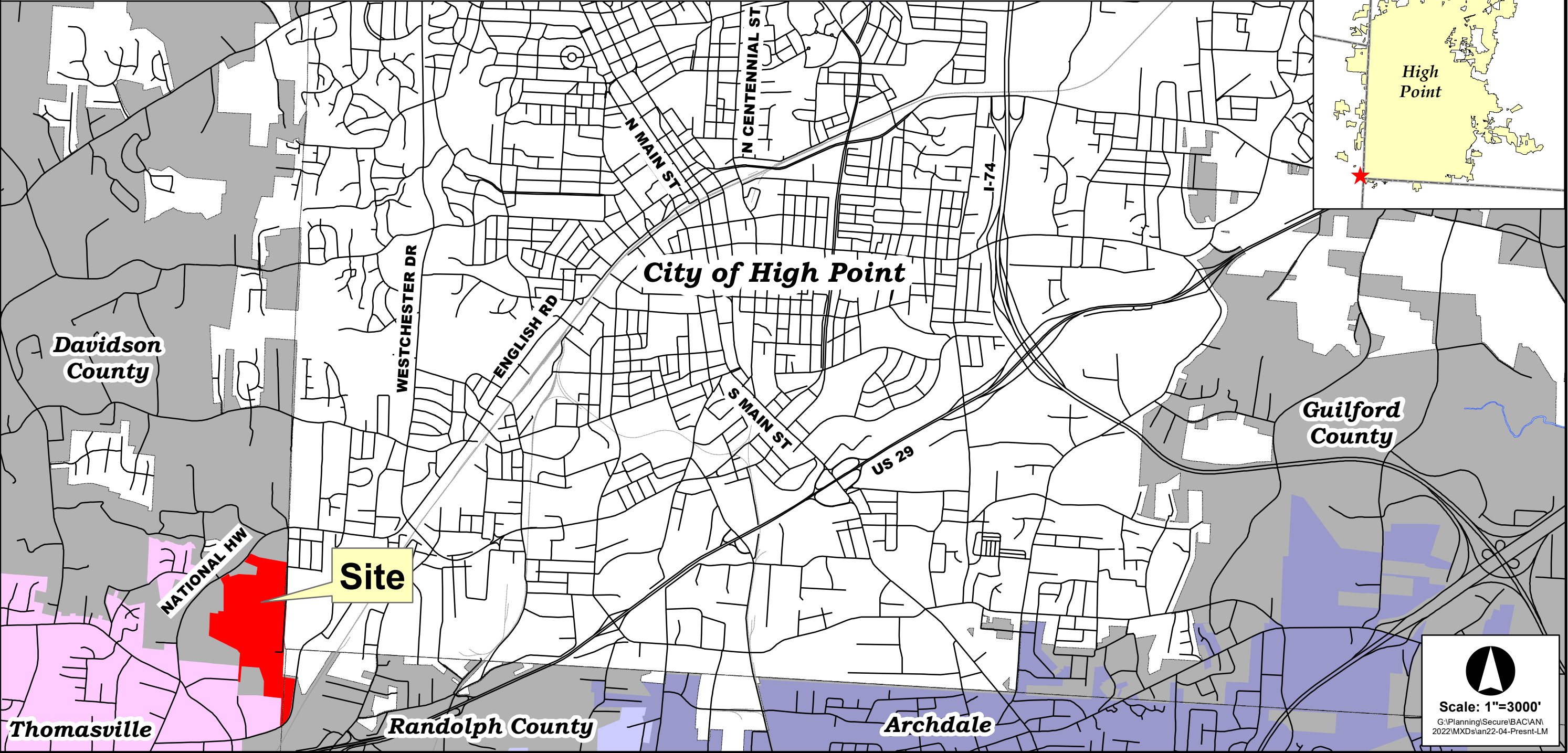
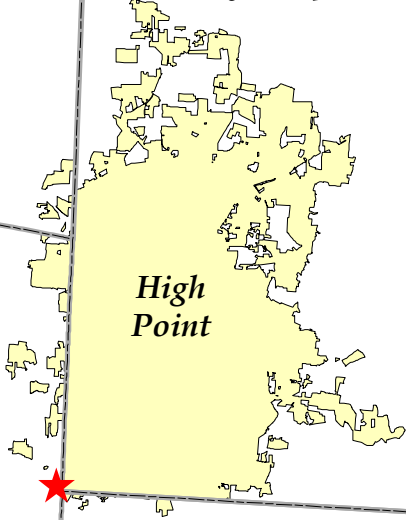
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Christopher Andrews AICP, Development Administrator, and Sushil Nepal AICP, Planning and Development Director.

LOCATION MAP

ANNEXATION REQUEST: AN-22-04
Applicant: Coggin Real Estate, LLC and Estate of Maxie R. Kennedy Jr.

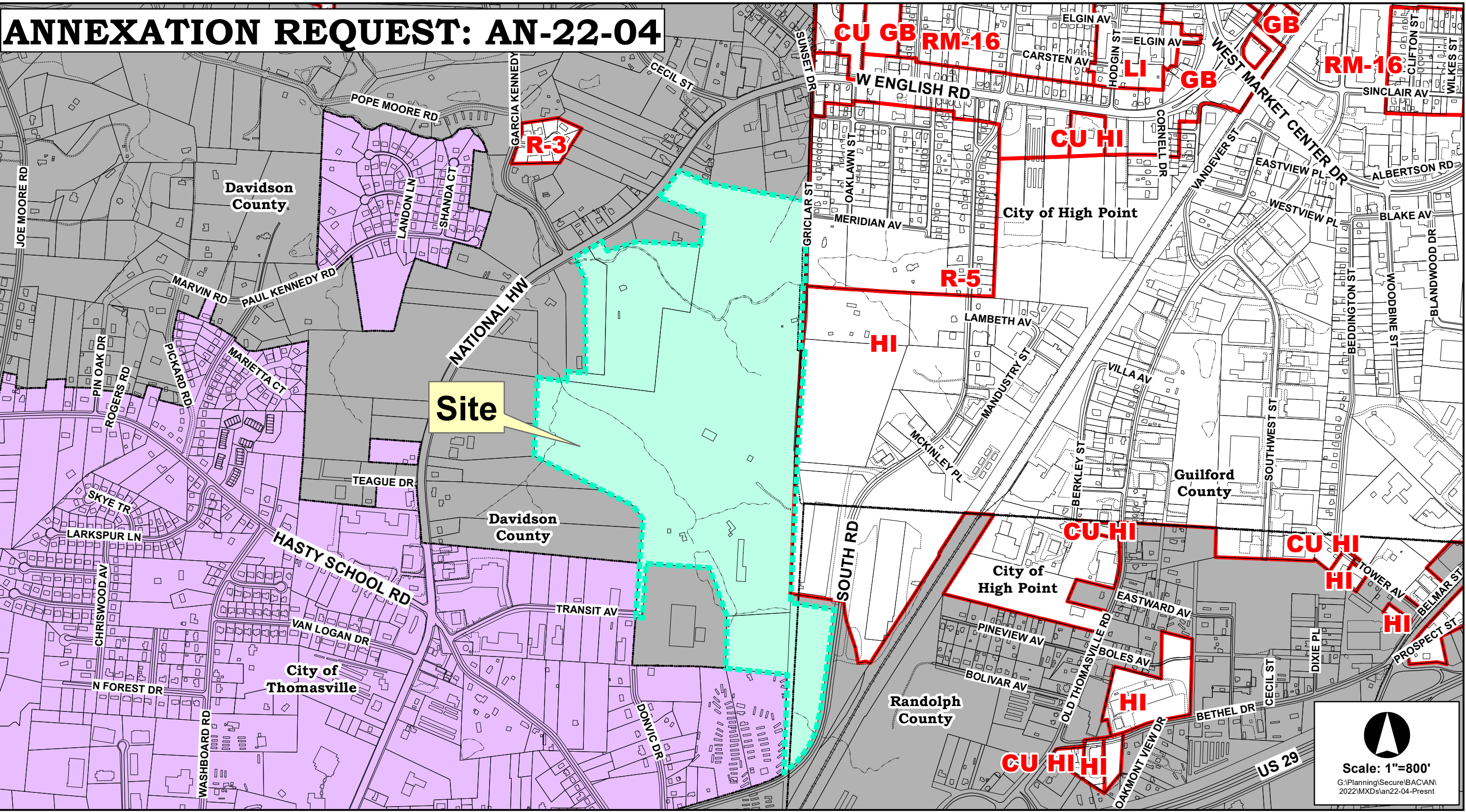
Vicinity Map



Scale: 1"=3000'

G:\Planning\Secure\BAC\AN
2022\MXD\lan22-04-Presnt-LM

ANNEXATION REQUEST: AN-22-04



Scale: 1"=800'

G:\Planning\Secure\BAC\ANI
2022\IMX\slan22-04-Prent

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 15th day of August, 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 August 15, 2022.

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

ANNEXATION DESCRIPTION

Annexation Case 22-04

Coggin Real Estate, LLC (Davidson County Tax Parcels 16-312-0-000-0072, 16-312-0-000-0072B, and Randolph County Tax Parcel 6309); and

Maxie R. Kennedy Jr. heirs (Barbara Kennedy)
Davidson County Tax Parcels 16-312-0-000-0066 and 16-312-0-000-0067

The site is generally located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road, and specifically described as follows:

Beginning at a new iron pipe on the southern right of way of National Highway, said new iron pipe being located N 60° 00' 27" E 212.51' from a NC DOT right of way disc, said disc having NC State Plane coordinates of N=793635.25' E=1687950.57' (NAD83(2011), feet), thence from said beginning point and running with the southern right of way of National Highway N 59° 51' 41" E 266.77' to a new iron pipe located on the southern right of way of National Highway and being the NW corner of Larry C. Yates Trustee (DB 2382 Pg 637 Davidson Co.), thence with Yates S 28° 03' 09" E 93.33' to an existing iron pipe and N 72° 38' 51" E 267.25' to an existing iron pipe, the SW corner of Judy Burton (DB 1289 Pg 1981 Davidson Co.), thence with Burton S 86° 34' 02" E 535.29' to an existing rebar, thence N 9° 38' 18" E 41.90' to a new iron pipe, thence with Burton and David Yates (DB 578 Pg 42 Davidson Co.) N 8° 14' 18" E 206.23' to an existing iron pipe, Yates' NW corner, thence with Yates N 67° 01' 15" W 421.49' to a concrete monument on the southern right of way of National Highway, thence with the south side of said right of way on a curve to the left having a chord bearing and distance of N 39° 02' 32" E 220.60' and a radius of 1795.83' to a NC DOT right of way disc, thence N 35° 31' 15" E 67.62' to a concrete monument on said right of way being the SW corner of Ricardo Diaz (DB 2416 Pg 2152 Davidson Co.), thence with Diaz S 67° 41' 44" E 273.23' to a pinch top iron, the SW corner of Kiritkumar Patel (DB 2432 Pg 478 Davidson Co.), thence with Patel S 78° 53' 25" E 498.02' to an existing iron pipe, SW corner of Charles Wade (DB 2431 Pg 2126 Davidson Co.), thence with Wade S 79° 38' 10" E 351.44' to an existing iron pipe on the west side of Griclar Street (right of way undetermined) and approximate Davidson/Guilford county line, thence with Griclar St and approximate county line S 1° 36' 44" W 711.67' to a new iron pipe, thence N 86° 11' 37" W 15.00' to a new iron pipe, thence S 2° 33' 29" W 551.42' to a new iron pipe, thence S 69° 16' 02" E 39.57' to an existing iron pipe in the line of Coggin Real Estate, LLC (DB 6962 Pg 1679 Guilford Co.), thence with Coggin S 3° 56' 23" W 938.26' to a concrete monument, thence S 2° 47' 18" W 67.69' to an existing iron pipe, the NW corner of South Road Properties, LLC (DB 7745 Pg 2213 Guilford Co.), thence with South Road Properties, LLC S 2° 47' 18" W 391.13' to an existing iron pipe, the NW corner of South Road Properties, LLC (DB 2461 Pg 856 Randolph Co.) and being the approximate location of the Davidson/Guilford/Randolph county line, thence with South Road Properties, LLC S 2° 58' 22" W 638.62' to an existing iron pipe, thence S 2° 51' 09" W 101.06' to an existing iron pipe, thence S 82° 09' 46" E 391.07' to an existing iron pipe on the western right of way of South Road, thence with the western right of way of South Road S 7° 53' 26" W 865.10' to a point on said right of way, thence on a curve to the right having a chord bearing and distance of S 30° 44' 29" W 609.16' and a radius of 784.51' to an existing iron pipe, the SE corner of Edgewood Homes, Inc (DB 1288 Pg 1055 Davidson Co.) and the SE corner of

Lot "D" shown on Plat Book 83 Page 22 recorded in Davidson County Register of Deeds, thence with the line of said Lot "D" the following three calls, N 3° 12' 13" E 833.35' to an existing iron pipe, thence N 86° 09' 49" W 14.71' to a flat bar, thence N 84° 01' 44" W 453.23' to an existing iron pipe, the SE corner of Nordfab Systems, Inc (DB 1102 Pg 766 Davidson Co.), thence with Nordfab the following five calls N 1° 21' 55" E 441.71' to an existing iron pipe, thence N 29° 09' 21" W 474.82' to a point in a pond, thence N 86° 03' 28" W crossing an existing iron pipe at 141.03' and continuing for a total distance of 539.94' to an existing iron pipe, thence S 3° 54' 34" W 464.92' to a new iron pipe, thence N 86° 38' 19" W 60.00' to a new iron pipe, the SE corner of the terminus of Transit Avenue right of way (PB 18 Pg 94 Davidson Co.), thence with the eastern terminus of said right of way and with the eastern line of Lexington Investment Properties, LLC (DB 2469 Pg 2481 Davidson Co.) N 3° 54' 34" E crossing a concrete monument at 60.00' and continuing for a total distance of 465.29' to an existing iron pipe, the SE corner of Kiritkumar Patel (DB 2344 Pg 1245 Davidson Co.), thence with Patel and Wayne Saintsing (DB 646 Pg 44 Davidson Co.) N 3° 53' 52" E 376.68' to a concrete monument, corner to Wayne Saintsing, thence with Saintsing N 37° 49' 04" W 137.66' to a stone, thence with Saintsing and Cynthia Winters (DB 2465 Pg 1789 Davidson Co.) N 63° 23' 32" W 934.52' to a concrete monument, the SE corner of Wyatte Saintsing (DB 2465 Pg 1786 Davidson Co.), thence with the eastern lines of Wyatte Saintsing and Clifton Saintsing (DB 2465 Pg 1783 Davidson Co.) N 2° 16' 31" E 669.22' to a concrete monument, the SW corner of Jay White (DB 1138 Pg 497 Davidson Co.), thence with White S 82° 46' 11" E 248.00' to a rebar with cap, thence N 0° 13' 54" W 81.34' to an existing iron pipe, the SW corner of Harold Buchanan (DB 1625 Pg 1890 Davidson Co.), thence with Buchanan the following three calls, S 84° 24' 38" E 161.09' to an existing iron pipe, thence N 0° 11' 59" W 799.88' to an existing iron pipe, thence N 24° 33' 49" W 204.35' to the point and place of beginning **containing 146.793 Ac.+/-**.

SECTION 2. Upon and after August 15, 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 Davidson County and the Office of the Register of Deeds of Randolph 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 15th day of August, 2022.

By: _____
Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk