

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Annexation Case 15-02 (City of High Point)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** February 16, 2015

**Public Hearing:** Yes

**Advertising Date:** February 6, 2015

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by the City of High Point for a voluntary contiguous annexation of approximately 8.2 acres lying at the southwest corner of Kivett Drive and Kersey Valley Road.

### BACKGROUND:

Staff report and recommendation is enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 15-02.

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

**STAFF REPORT  
ANNEXATION CASE 15-02  
February 16, 2015**

<b>Request</b>	
<b>Applicant:</b> City of High Point	<b>Owner:</b> City of High Point
<b>Proposal:</b> Voluntary contiguous annexation of a parcel within the City's Extraterritorial Jurisdiction (ETJ) area.	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Case 15-02

<b>Site Information</b>	
<b>Location:</b>	Lying at the southwest corner of Kivett Drive and Kersey Valley Road.
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 0161052, 0161053, 0161078, 0161100, 0161102, 0161103, 0161105, 0161498, 0161505, 0161526 & 0161527.
<b>Site Acreage:</b>	Approximately 8.2 acres
<b>Current Zoning:</b>	The site is within the City's Extraterritorial Jurisdiction (ETJ), and subject to the City's zoning and development standards. The current RS-9 District zoning for this area is proposed to be changed, under Zoning Case 15-02, to an Agricultural (AG) District.
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Pinecroft-Sedgefield District
<b>Proposed Development:</b>	Expansion of an existing municipal landfill (City of High Point - Kersey Valley landfill).
<b>Proposed Unit Type, Number and Average Value:</b>	Not applicable
<b>Proposed Build-out Schedule:</b>	Unknown at this time
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is currently surrounding by Ward 2. If approved, the annexation area will be part of Ward 2.
<b>Physical Characteristics:</b>	The site is undeveloped and has no noteworthy features.
<b>Water and Sewer Proximity:</b>	A 16-inch City water line lies adjacent to the site along Kivett Drive and a 12-inch City water line lies adjacent to the site in a 100-foot segment of Kersey Valley Road.
<b>General Drainage and Watershed:</b>	The site drains in a southeasterly direction toward Kersey Valley Road and development is subject to the Randleman Lake General Watershed Area requirements. Engineered stormwater measures are required for

	multifamily and non-residential development with an impervious surface area that exceeds 50% or more of the site and for single family developments with a gross density of one-dwelling unit per acre or more.
<b>Overlay District:</b>	Randleman Lake General Watershed Area (GWA)

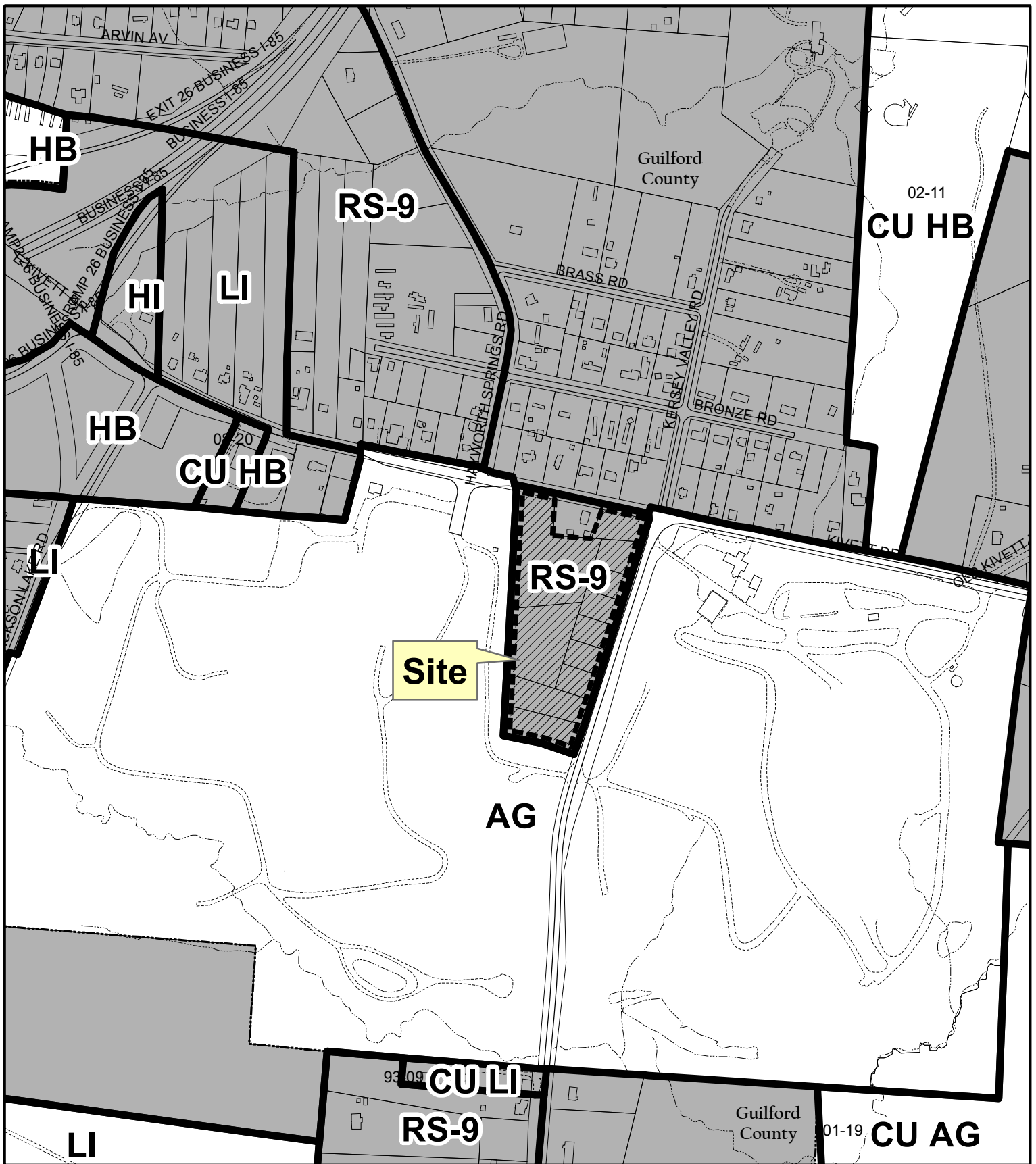
<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>RS-9</b>	Residential Single Family-9 District ( <i>City of High Point Extraterritorial Area</i> )	Single family dwellings
	<b>RS-40</b>	Residential Single Family-40 District	
<b>South:</b>	<b>AG</b>	Agricultural District	Municipal landfill
<b>East:</b>	<b>AG</b>	Agricultural District	Municipal landfill ( <i>across Kersey Valley Rd</i> )
<b>West:</b>	<b>AG</b>	Agricultural District	Municipal landfill

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>		<b>Approx. Frontage</b>
	Kivett Drive		530 ft.
	Kersey Valley Road		975 ft.
<b>Vehicular Access:</b>	To be accessed from Kersey Valley Road		

<b>City Department Comment Summary</b>
Comments were not requested for this proposed annexation due to the fact the site is adjacent to the City's primary corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

<b>Details of Proposal</b>
The City of High Point is pursuing annexation of this 8.2-acre area so it may be added to the existing City solid waste landfill. The site currently abuts the City's corporate boundaries to the east, west and south. This annexation represents a logical progression of the City's annexation policy for this area as the property is within the City's ETJ, surrounded by the City limits on three sides, 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.

<b>Report Preparation</b>
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



## ANNEXATION REQUEST ANX15-02

**Applicant:** City of High Point  
**Area:** 8.2 acres (approximate)

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

**Planning & Development  
 Department**

**City of High Point**

**Date: December 18, 2014**



**Scale: 1"=500'**

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## **AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT**

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, The City of High Point has adopted a resolution under G.S. 160A-31, stating its intent to annex the area described herein; and,

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 211 S. Hamilton Street, High Point North Carolina at 6:15 p.m. on the 16<sup>th</sup> day of February, 2015, after due notice; 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.** That 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 **February 16, 2015**.

### **Annexation Case 15-02 – City of High Point**

Approximately 8.2 acres lying at the southwest corner of Kivett Drive and Kersey Valley Road. The property is also known as Guilford County Tax Parcels 0161052, 0161053, 0161078, 0161100, 0161102, 0161103, 0161105, 0161498, 0161505, 0161526 & 0161527 and more specifically described as follows:

Beginning at an existing point on the southern right-of-way line of Kivett Drive, said point also being the existing northeastern property corner of the current City of High Point city limits as shown in a boundary survey for Kersey Valley Landfill dated 09-12-2000 by Glenn E. Gamble (license no. L-3276) at Concord Engineering & Surveying, Inc. located in Concord, North Carolina; thence S 05°33'41" E (165.97'); thence S 02°56'59" W (542.69'); thence S 02°55'37" W (120.59'); thence S 03°00'36" W (120.70'); thence S 79°01'45" E (147.86'); thence S 70°50'47" E (132.40') to a point located on the western right-of-way line of Kersey Valley Road, said point also being the southeastern property corner of lot #27 as recorded in **(PB 23 Pg 58)** in the Office of the Register of Deeds of Guilford County, North Carolina; thence N 19°08'00" E (948.77') along the western right-of-way line of Kersey Valley Road to the southern right-of-way line of Kivett Drive; thence in accordance with **(DB 6804 PG 1696)** N 75°51'20" W (188.65') to the northwestern property corner of parcel # 0161078; thence S 20°14'55" W (117.62'); thence in accordance with **(DB**

**3855 PG 64)** N 83°58' W (149.21'); thence N 04°54'56" E (139.82'); thence N 76°08' W (152.00') to the point of beginning. The above described area encompasses +/- 8.20 Acres.

**SECTION 2.** That upon and after the effective date of the annexation 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-31.

**SECTION 3.** That 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.

Adopted by City Council,  
this the 16<sup>th</sup> day of February, 2015  
Lisa B. Vierling, City Clerk