

# CITY OF HIGH POINT AGENDA ITEM



**Title:** Annexation Case 15-05 (Keystone Group, Inc.)

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

**Meeting Date:** June 15, 2015

**Public Hearing:** Yes

**Advertising Date:** June 5, 2015

**Advertised By:** Planning & Development

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

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## **PURPOSE:**

A request by Keystone Group, Inc., for a voluntary contiguous annexation of approximate 0.6 acres lying at the southwest corner of Barrow Road and Willard Dairy Road.

## **BACKGROUND:**

Staff report and recommendation is enclosed.

## **BUDGET IMPACT:**

There is no budget impact.

## **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends *approval* of Annexation Case 15-05.

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

**STAFF REPORT  
ANNEXATION CASE 15-05  
June 15, 2015**

<b>Request</b>	
<b>Applicant:</b> Keystone Group, Inc.	<b>Owner:</b> Keystone Group, Inc.
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Case 15-08

<b>Site Information</b>	
<b>Location:</b>	Lying at the southwest corner of Barrow Road and Willard Dairy Road.
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 0169950 and 0222141 (portion)
<b>Site Acreage:</b>	Approximately 0.6 acres
<b>Current Zoning:</b>	Agricultural District, within Guilford County's zoning jurisdiction
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Per contract with Guilford County, the property is currently served by the City of High Point Fire Department.
<b>Proposed Development:</b>	Clubhouse/recreational facility for the abutting townhome development
<b>Proposed Unit Type, Number and Average Value:</b>	A clubhouse with an approximate value of \$300,000.
<b>Proposed Build-out Schedule:</b>	Approximately one year
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site abuts Ward 6 to the north, east and west. If approved, the annexation area will be part of Ward 6.
<b>Physical Characteristics:</b>	The site has a relatively flat terrain with no noteworthy features.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along Barrow Road. An 8-inch City sewer line lies approximately 170 feet to the north within Willard Dairy Road.
<b>General Drainage and Watershed:</b>	The site drains in a westerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site. The site is within Tier 4 of this WCA, which only permits two dwelling units per acre for single family development or a maximum 50% built-upon area for other permitted uses.

<b>Overlay District(s):</b>	Oak Hollow Lake Watershed Critical Area (WCA) – Tier 4 Airport Overlay – Zone 3
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<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	CU-PDM	Conditional Use Planned Unit Development-Mixed District	Undeveloped
	AG	Agricultural District ( <i>Guilford Co.</i> )	Single family dwelling
<b>South:</b>	CU RM-5	Residential Multifamily-5 District	Townhome subdivision
<b>East:</b>	CU-PDM	Conditional Use Planned Unit Development-Mixed District	Barrow Road right-of-way
<b>West:</b>	CU PDM	Conditional Use Planned Unit Development-Mixed District	Undeveloped

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Barrow Road	Major Thoroughfare	130 ft.
	Willard Dairy Road	Local Street	18 ft.
<b>Vehicular Access:</b>	Willard Dairy Road (public road)		

### **City Department Comment Summary**

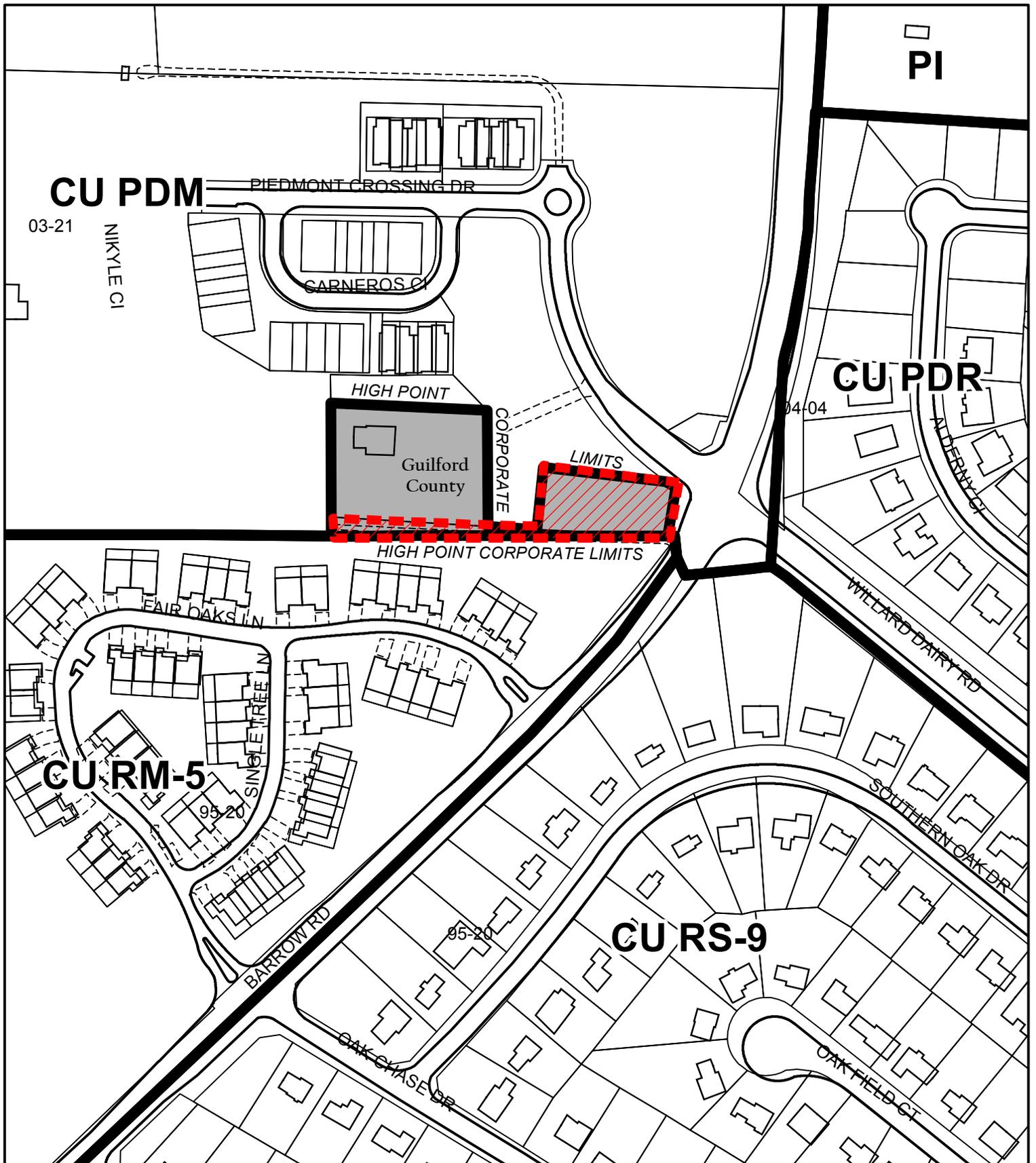
Comments were not requested for this proposed annexation due to the fact the site is surrounded by the City’s corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

### **Details of Proposal**

The applicant is proposing to add this 0.6 acre land area to the abutting townhome subdivision they are developing to the north, and is requesting annexation in order to have access to city utilities. This annexation petition represents a logical progression of the City’s annexation policy for this area as the property is 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



**ANNEXATION REQUEST ANX15-05**

**Applicant: Keystone Group, Inc.**  
**Area: 0.6 acres (approximate)**

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

**Planning & Development  
 Department**

**City of High Point**

**Date: May 8, 2015**



**Scale: 1"=200'**  
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 2015/pz/anx15-05.mxd

Return to: JoAnne Caryle, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
**Ordinance No. xxxx / 15-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 5:30p.m. on the 15<sup>th</sup> day of June, 2015; 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 **June 15, 2015**.

**ANNEXATION DESCRIPTION**

Applicant: Keystone Group, Inc. - Annexation Case 15-05

Lying at the southwest corner of Barrow Road and Willard Dairy Road consisting of Guilford County Tax Parcels 0169950 and 0222141 (portion), containing 0.6 acres more or less. The

property is more specifically described as follows:

Beginning at the southeastern corner of Guilford County Tax Parcel 0169950 as recorded in Deed Book 7428 Page 1163 in the Guilford County Register of Deeds, Thence N 89 deg. 55 min. 56sec. W distance being 518.75 feet; Thence N 00 deg. 24 min. 31sec. W Distance being 29.91 feet to the southeastern corner of Guilford County Tax Parcel 0169952 as recorded in Deed Book 4882 page 847 in the Guilford County Register of Deeds;; Thence S 86 deg. 29min. 06sec E distance 241.99 feet to the southwestern corner of Guilford County Tax Parcel 0169952 as recorded in Deed Book 4882 page 847 in the Guilford County Register of Deeds; Thence S 86 deg. 28min. 44sec E distance 75.78 feet to the southwestern corner of Guilford County Tax Parcel 0169950 as recorded in Deed Book 7428 Page 1163 in the Guilford County Register of Deeds, Thence N 06 deg. 00 min. 18sec. E Distance being 96.85 feet; Thence S 83 deg. 29 min. 13sec. E distance 198.60 feet; Thence S 83 deg. 29 min. 13sec. E distance 3.89 feet; Thence S 51 deg. 21 min. 09sec. E distance 13.45 feet; Thence S 10 deg. 24 min. 47sec. E distance 21.77; Thence S 23 deg. 42 min. 15sec. W Distance being 58.66 feet to the point of beginning containing 0.6 acres more or less.

SECTION 2. Upon and after **July 15, 2015** 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 City Council,  
this the **15<sup>th</sup>** day of **June, 2015**.  
Lisa B. Vierling, City Clerk