

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 15-06 (Deep River Ventures, I. LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 17, 2015

Public Hearing: Yes

Advertising Date: July 24, 2015

Advertised By: Planning & Development

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

PURPOSE:

A request by Deep River Ventures, I. LLC for a voluntary contiguous annexation of an approximate 0.74 acres parcel lying along the north side of W. Wendover Avenue, approximately 670 feet east of Penny Road.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 15-06.

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

**STAFF REPORT
ANNEXATION CASE 15-06
August 17, 2015**

Request	
Applicant: Deep River Ventures, I. LLC	Owner: Deep River Ventures, I. LLC
Proposal: Voluntary contiguous annexation of a 0.74 acre parcel	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Case 15-11

Site Information	
Location:	Lying along the north side of W. Wendover Avenue, approximately 670 feet east of Penny Road (<i>5230 W. Wendover Avenue</i>)
Tax Parcel Numbers:	Guilford County Tax Parcel 0170003
Site Acreage:	Approximately 0.74 acres
Current Land Use:	Undeveloped
Current Fire District:	The property is within the Deep River Fire District. Per contract with Guilford County, the property is currently served by the City of High Point Fire Department.
Proposed Development:	The applicant is proposing to combine the annexation site with the abutting parcel to the north and developing one or two commercial structures.
Proposed Unit Type, Number and Average Value:	The applicant estimates commercial development, consisting of one or two structures, will have an estimated value of \$1,331,000.
Proposed Build-out Schedule:	Approximately 12 to 18 months
Proposed City of High Point Council Ward:	The proposed annexation site abuts Ward 6 to the north, east and west. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site is relatively flat and has no noteworthy features.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along W. Wendover Avenue. Additionally, a 6-inch private water line and an 8-inch private sewer line lay to the north along Brian Jordan Place.
General Drainage and Watershed:	The site drains in a northerly direction and development is subject to the City Lake General Watershed Area requirements. Engineered storm water treatment measures are required for non-residential and multi-family development with a total impervious surface area greater than 24% of the site.
Overlay District(s):	Eastchester Scenic Corridor Overlay District City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	CU-SC	Conditional Use Shopping Center District	Undeveloped parcel
South:	RS-40	Residential Single Family-40 District (Guilford County)	Veterinary hospital (lying across W. Wendover Avenue)
East:	CU-SC	Conditional Use Shopping Center District	Commercial/Retail Use
West:	CU-SC	Conditional Use Shopping Center District	Commercial/Retail Use

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	W. Wendover Avenue		230 ft.
Vehicular Access:	Brian Jordan Place (private drive)		

City Department Comment Summary

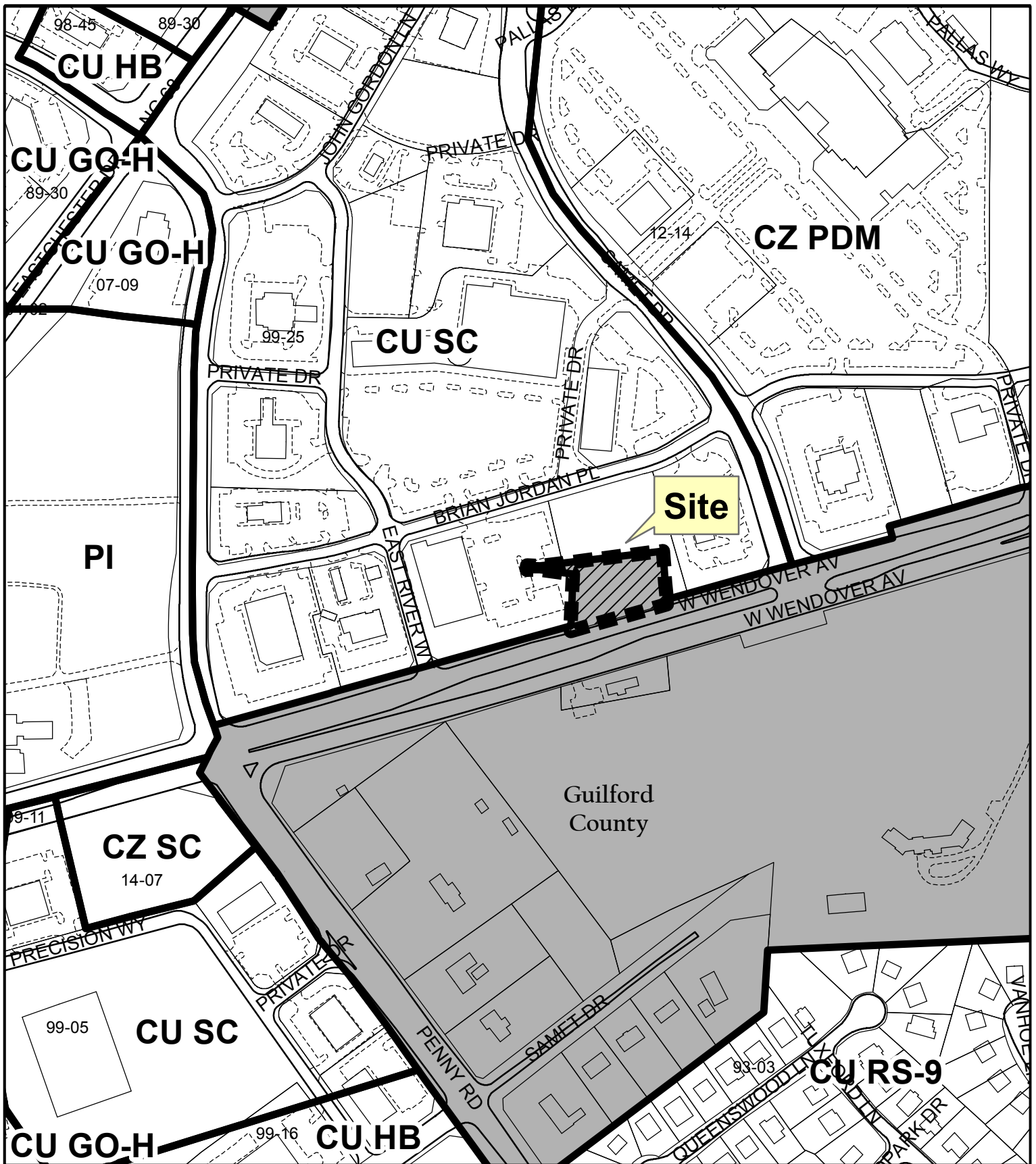
Comments were not requested for this proposed annexation due to the fact the site is surrounded on three sides by the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The applicant is proposing to incorporate this 0.74-acre parcel into the abutting Shoppes of Deep River Commercial development and develop it with similar commercial uses. They are 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 ANX15-06

Applicant: Deep River Joint Ventures LLC
Area: 0.74 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: May 11, 2015



Scale: 1"=300'

G:/Planning/Secure/ba-pz/
 2015/pz/anx15-06.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 17th day of August, 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 August 17, 2015.

ANNEXATION DESCRIPTION

Applicant: Deep River Ventures, I. LLC - **Annexation Case 15-06**

Lying along the north side of W. Wendover Avenue, approximately 670 feet east of Penny Road, consisting of Guilford County Tax Parcel 0170003. Being the property of Hal W. Lamb, III,

described in Deed Book 7102 Page 1138 of the Guilford County Registry, more particularly described as follows:

BEGINNING at a point in the northern line of this property, the common corner of this property with the property of Thaxton Richardson, et al, as described in Deed Book 6889, Page 863, and as shown as Lot 3E of Plat Book 163 Page 60, and the property of West Wendover Associates, LLC, as described in Deed Book 4993, Page 1559, and as shown as Lot 3F of Plat Book 163 Page 60; THENCE, with the West Wendover Associates, LLC, N82°36'57"E, 230.28 feet to an EIP; THENCE, continuing with West Wendover Associates, LLC, S04°10'40"E, 100.05 feet to a point on the northern right of way of West Wendover Avenue as shown on Plat Book 163 Page 60; THENCE, with the right of way of West Wendover Avenue, S04°10'40"E, 12.23 feet to a point; THENCE, with the northern right of way of West Wendover Avenue, S74°18'16"W, 229.04 feet to an existing iron pipe; THENCE, with the right of way of West Wendover Avenue, N01°53'33"E, 12.57 feet to an existing iron pipe, a corner with Richardson in the northern right of way line of West Wendover Avenue as shown on Plat Book 163 Page 60; THENCE, continuing with Richardson, N01°53'33"E, 106.54 feet to an existing iron pipe; THENCE, with Richardson the following five (5) calls: 1) N83°21'43"W, 76.78 feet to an existing iron pipe; 2) N89°15'41"W, 29.98 feet to an existing iron pipe; 3) N01°28'42"E, 9.17 feet to an existing iron pipe; 4) S89°11'46"E, 30.10 feet to an existing iron pipe and 5) N82°34'36"E, 56.40 feet to an existing iron pipe, the Place and Point of Beginning, having an area of 29,484 square feet.

SECTION 2. Upon and after **August 17, 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 **17th** day of **August, 2015**.
Lisa B. Vierling, City Clerk