

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-02
(Henry Clay Williams Jr. & Josephine Williams)

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 21, 2016

Public Hearing: Yes

Advertising Date: February 19, 2016

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by Henry & Josephine Williams to consider a voluntary contiguous annexation of approximately 0.92 acres lying along the east side of St. John's, approximately 750 feet north of Skeet Club Road.. The property is also known as Guilford County Tax Parcels 0169447 and 0169448.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 16-02.

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

**STAFF REPORT
ANNEXATION 16-02
March 21, 2016**

Request	
Applicants: Henry Clay Williams Jr. & Josephine Williams	Owners: Henry Clay Williams Jr. & Josephine Williams
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 16-03

Site Information	
Location:	Lying along the east side of St. John's Street, approximately 750 feet north of Skeet Club Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0169447 and 0169448
Site Acreage:	Approximately 0.92 acres
Current Land Use:	Undeveloped
Current Fire District:	Horneytown Fire Department
Proposed Development:	Single family dwellings
Proposed Unit Type, Number and Average Value:	The applicant is proposing to build 3 to 4 single family homes at a value of approximately \$220,000 per dwelling unit.
Proposed Build-out Schedule:	Approximately one-year
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounded by Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The property is partially wooded and has a relatively flat to moderately sloping terrain.
Water and Sewer Proximity:	An 8-inch City water line and an 8-inch City sanitary sewer line lie adjacent to the site within St. John's Street.
General Drainage and Watershed:	The site drains in a northerly and northwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered storm water treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District(s):	Oak Hollow Lake General Watershed Area (GWA) Airport Overlay - Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU RS-9	Conditional Use Residential Single Family-9 District	Undeveloped road right-of-way
South:	RS-15	Residential Single Family-15 District	Single family dwelling and undeveloped parcel
East:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwelling
West:	CU RS-9	Conditional Use Residential Single Family-9 District	Undeveloped parcel

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Saint John's Street	Local Street	202 ft.
Vehicular Access:	Saint John's Street		

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.

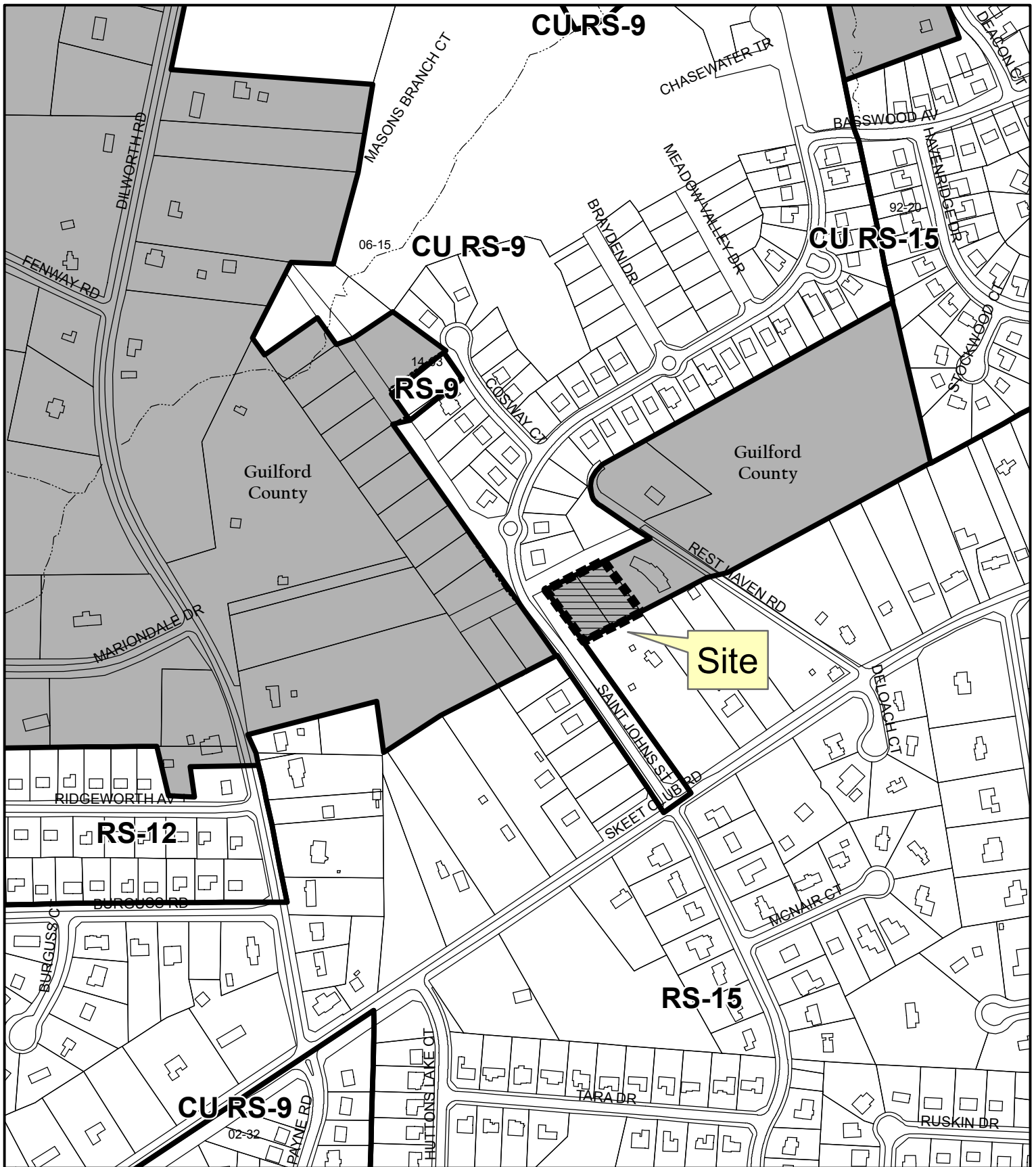
Details of Proposal

The applicant is requesting annexation of these two parcels (0.92 acres) in order to have access to city utilities. The annexation site is abutting, but is not part of, the adjacent Meadow Valley subdivision where single family homes are being constructed. Adjacent parcels along St. John's Street are currently within the High Point corporate limits and City utilities consisting of improved public streets, water lines and sewer lines have been installed. The applicant has submitted an annexation application, zoning application and street abandonment application so that the annexation site and abutting right-of-way land area may be combined and resubdivided to orient lots toward St. John's Street for the development of three to four single family dwellings.

This annexation petition represents a logical progression of the City's annexation policy for this area as the parcels proposed to be annexed are surrounded on three sides by the City's corporate limits. City services and service vehicles are already present in this area and the annexation of these two parcels 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 AN16-02

**Applicant: Henry & Josephine Williams and
Armond Station**

Area: 0.92 acres (approximate)

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

City of High Point

Date: February 8, 2016



Scale: 1"=400'

G:\Planning\Secure\ba-pz/
2016\pz\anx16-02.mxd

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / 16-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 21st day of March, 2016; 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 **March 21, 2016**.

ANNEXATION DESCRIPTION

Applicant: Annexation Case 16-02

(Henry Clay Williams Jr. & Josephine Williams)

Lying along the east side of St. John's Street, approximately 750 feet north of Skeet Club Road and also known as Guilford County Tax Parcels 0169447 & 0169448, and particularly described as follows:

BEGINNING at a point in the southern right-of-way of Indian Drive, said point being the northwest corner of Lot 4, Staton Park Subdivision as recorded in Plat Book 36, page 51 and the northeast corner of Lot 216, Meadow Valley, Phase 1A as recorded in Plat 172, Page 36; thence with the southern right-of-way of said Indian Drive N. 64°40' E. 201.44' to a point the northeast corner of Lot 5 of said Staton Park; thence with the eastern line of said Lot 5 S. 33°38' E. 200.00' to a point, the southeast corner of said Lot 5; thence with the southern line of said Lot 5 and Lot 4 S. 64°40' W. 201.44' to a point in the eastern line of said Lot 216 and the western line of said Lot 4; thence with the western line of said Lot 4 N. 33°38' W. 200.00' to the place of BEGINNING and containing 39,866 Sq. Ft./0.92 Acres more or less.

SECTION 2. Upon and after **March 21, 2016** 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 **21st** day of **March, 2016**.
Lisa B. Vierling, City Clerk