

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-03

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 20, 2016

Public Hearing: Yes

Advertising Date: May 20, 2016

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by West Mountain, LLC and Calvin Leon Johnson to consider a voluntary contiguous annexation of approximately 2.08 acres lying along the west side of St. Johns Street, approximately 1,000 feet north of Skeet Club Road. The property is also known as Guilford County Tax Parcels 0169450, 0169451, 0169452 and 0169453.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 16-03.

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

**STAFF REPORT
ANNEXATION 16-03
June 20, 2016**

Request	
Applicants: West Mountain Funding, LLC	Owners: West Mountain Funding, LLC and Calvin Leon Johnson
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 16-12

Site Information	
Location:	Lying along the west side of St. Johns Street, approximately 1,000 feet north of Skeet Club Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0169450, 0169451, 0169452 & 0169453.
Site Acreage:	Approximately 2.08 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 approximately five to six 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 heavily wooded and has a 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:	RS-40	Residential Single Family-40 District (Guilford County)	Undeveloped parcels
South:	RS-15	Residential Single Family-15 District	Undeveloped parcel
East:	RS-9 CU RS-9	Residential Single Family-9 District Conditional Use Residential Single Family-9 District	Single family dwellings and undeveloped parcel
West:	RS-40	Residential Single Family-40 District (Guilford County)	Undeveloped parcels

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Saint John's Street	Local Street	470 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 abuts the City's corporate limits on two sides. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

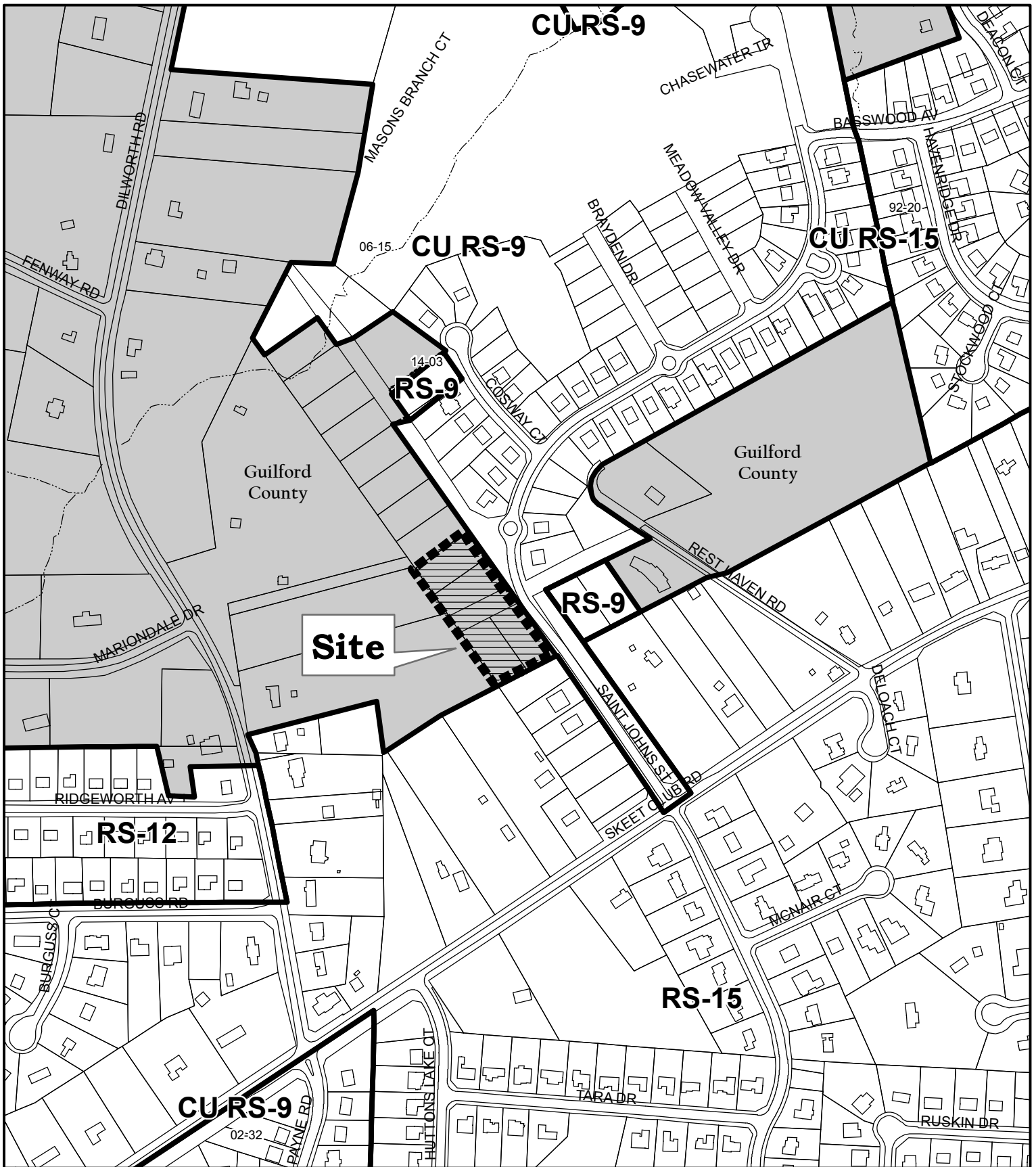
Details of Proposal

The applicant is requesting annexation of approximately 2.08 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 and zoning application so that the various parcels may be combined and resubdivided to orient lots toward St. John's Street for the development of approximately five to six single family dwellings.

This annexation petition represents a logical progression of the City's annexation policy for this area as the site abuts the City's corporate limits to the east and south. City services and service vehicles are already present in this area and the annexation of these 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 AN16-03

Applicant: West Mountain, LLC
Area: 2.15 acres (approximate)

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

**Planning & Development
Department**

City of High Point

Date: April 14, 2016



Scale: 1"=400'
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2016\pz\anx16-03.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 20th day of June, 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 June 20, 2016.

ANNEXATION DESCRIPTION

Applicant: **Annexation Case 16-03** (West Mountain Funding, LLC; Shugart Management, Inc. and Calvin Leon Johnson)

Lying along the west side of St. John's Street, approximately 1,000 feet north of Skeet Club Road and also known as Guilford County Tax Parcels 0169450,

0169451, 0169452 & 0169453, including the abandon Indian Avenue right-of-way, containing 2.08 acres more or less, and particularly described as follows:

Guilford County Tax Parcels 0169450 and 0169451: BEGINNING at a point in the southern right-of-way of Indian Drive (abandoned) and the western right-of-way of St. John's Street, said point being the northeast corner of Lot 2 Staton Park as recorded in Plat Book 36, Page 51; thence with the right-of-way of said St. John's Street S. 33°38' E. 200.0 ' to a point, the southeast corner of said Lot 2; thence with the southern line of said Lot 2 and Lot 1 Staton Park S. 64°40' W. 201.62' to a point, the southwest corner of said Lot 1; thence with the western line of said Lot 1 N. 33°38' W. 200.00' to a point in said Indian Drive, the northwest corner of said Lot 1; thence with the southern right-of-way of Indian Drive N. 64°40' E. 201.62' to the place of beginning and containing 0.91 acres more or less.

Guilford County Tax Parcels 0169452 and 0169453: BEGINNING at a point in the northern right of Indian Drive (abandoned) and the western right-of-way of Staton Drive (not open); said point being the southeast corner of Lot 7 Staton Park as recorded in Plat Book 36, Page 51; thence with the right-of-way of said Indian Drive S. 64°40'W. 201.62' to a point, the southwest corner of said Lot 7; thence with the western line of said Lot 7 and Lot 8, Staton Park N. 33°38' W. 180.74' to a point, the northwest corner of said Lot 8; thence with the northern line of said Lot 8 N. 56°28' E. 199.51' to a point in said Staton Drive; thence with Staton Drive S. 33°38' E. 209.5' to the place of beginning and containing 0.89 acres more or less

Abandon Indian Avenue ROW: BEGINNING at a point in the western right-of-way of Staton Drive and the northern right-of-way of Indian Drive as recorded in Staton Park Subdivision as recorded in the Guilford County Register of Deeds in Plat Book 36, page 51; said point also being the southeast corner of Lot 7 of said plat; thence crossing said right-of-way of Indian Drive S. 33°38' E. 60.84' to a point, the northeast corner of Lot 2 of said plat; thence with the southern right-of-way of said Indian Drive and the northern line of lots 1 & 2 of said plat S. 64°40' W. 201.6' to a point, the northwest corner of said Lot 1 and in the southwest terminus of said Indian Drive; thence with the western terminus of said Indian Drive N. 33°38'W. 60.6' to a point, the southwest corner of said Lot 7; thence with the northern right-of-way of said Indian Drive and the southern line of said Lot 7 N. 64°40' E. 201.6' to the place of BEGINNING and containing 0.28 Acres more or less. The above description being a portion of Indian Drive as recorded in the Guilford County Register of Deeds in Plat Book 36, page 51

SECTION 2. Upon and after **June 20, 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 20th day of June, 2016.
Lisa B. Vierling, City Clerk