

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-06
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 7, 2016

Public Hearing: Yes

Advertising Date: October 14, 2016

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by the City of High Point to consider a voluntary contiguous annexation of approximately 1.4 acres lying along the south side of E. Martin Luther King Jr. Drive, approximately 400 feet east of Triangle Lake Road. The property is also known as Guilford County Tax Parcel 0161160 & 161157.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 16-06.

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

**STAFF REPORT
ANNEXATION CASE 16-06
November 7, 2016**

Request	
Applicant: City of High Point	Owner: City of High Point
Proposal: Voluntary contiguous annexation of City owned property.	Effective Date: Upon adoption.
	Associated Zoning Case: None

Site Information	
Location:	The site is lying along the south side of E. Martin Luther King Jr. Drive, approximately 400 feet east of Triangle Lake Road
Tax Parcel Numbers:	Guilford County Tax Parcels 0161160 & 0161157
Site Acreage:	Approximately 1.4 acres,
Current Zoning:	Heavy Industrial (HI) District (<i>City of High Point Extraterritorial Jurisdiction [ETJ] Area</i>)
Current Land Use:	Undeveloped
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	Proposed expansion of City of High Point's sign shop and vehicular maintenance facility.
Proposed Unit Type, Number and Average Value:	Not Applicable
Proposed Build-out Schedule:	Not Applicable
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounding by Ward 2. If approved, the annexation area will be part of Ward 2.
Physical Characteristics:	The site is relatively flat and has been graded for future development.
Water and Sewer Proximity:	A 16-inch City water line and 8-inch City sanitary sewer line lies adjacent to the site along of E. Martin Luther King Jr. Drive.
General Drainage and Watershed:	The site drains in a southerly direction 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.
Overlay District:	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CU-GB	Conditional Use General Business District	Undeveloped
South:	HI	Heavy Industrial (HI) District	City of High Point maintenance facility
East:	HI	Heavy Industrial (HI) District <i>City of High Point ETJ Area</i>	Single family dwelling
West:	HI	Heavy Industrial (HI) District	City of High Point sign shop

Transportation Information			
Adjacent Streets:	Name		Classification
	E. Martin Luther King Jr Drive		Major Thoroughfare
			Approx. Frontage
			205 ft.
Vehicular Access:	The annexation site is proposed to be combined with abutting City owned property to the west and south. Access will be from existing driveways from Triangle Lake Avenue		

City Department Comment Summary

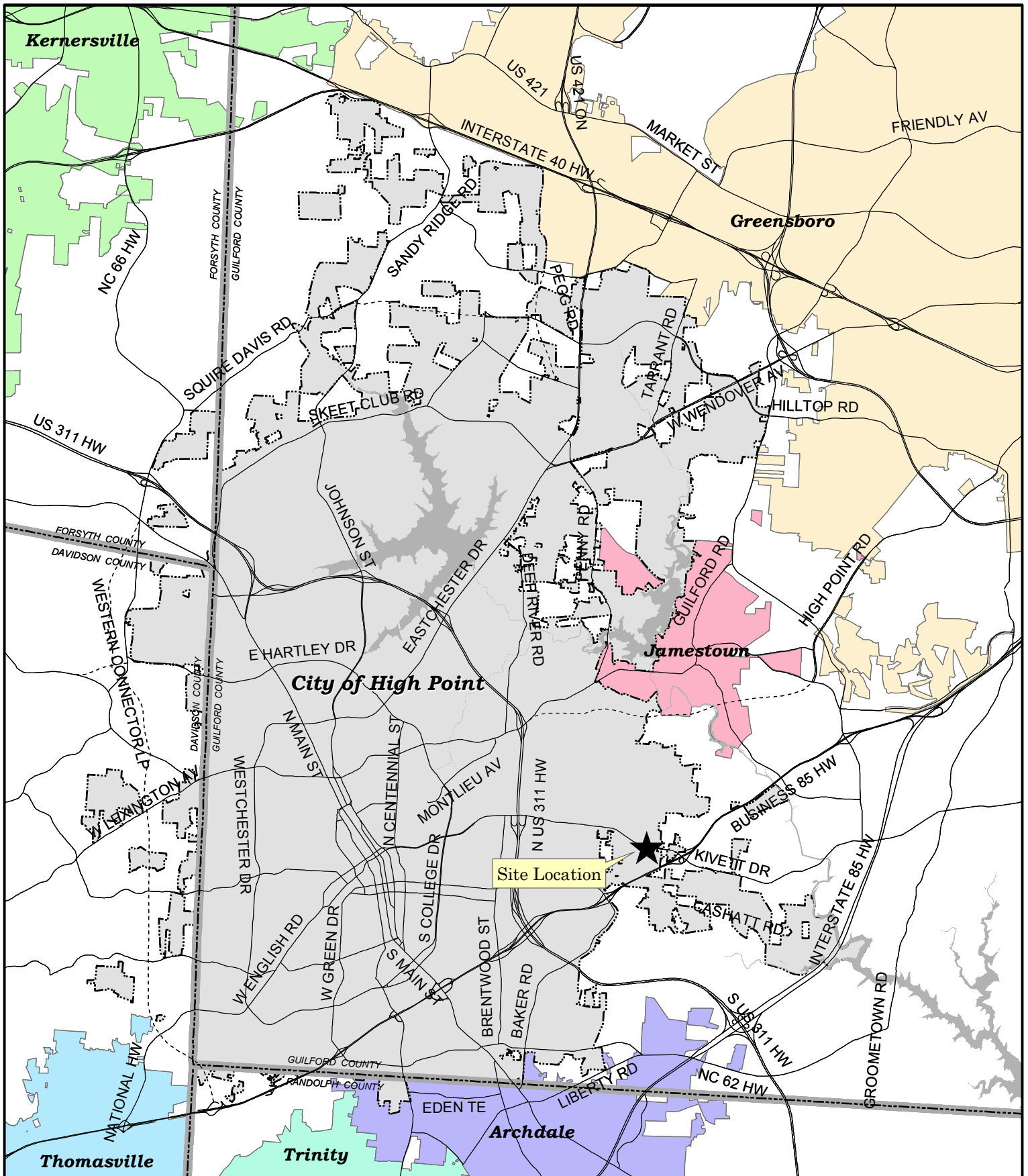
Comments were not requested for this proposed annexation due to the fact the site is surrounded by the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The City of High Point is pursuing annexation of this 0.41-acres, consisting of two parcels, in order for these parcels to be added to the abutting City maintenance facility. The City's corporate limits are lying along the north side of E. Martin Luther King Drive and abuts the site to the 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 and it is surrounded by the City limits on three sides. Finally, City services and service vehicles are already present in this area; therefore, 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 G. Lee Burnette AICP, Director.



ANNEXATION REQUEST AN-16-06

Applicant: City of High Point
Area: 1.29 acres (approximate)

**Planning & Development
 Department**

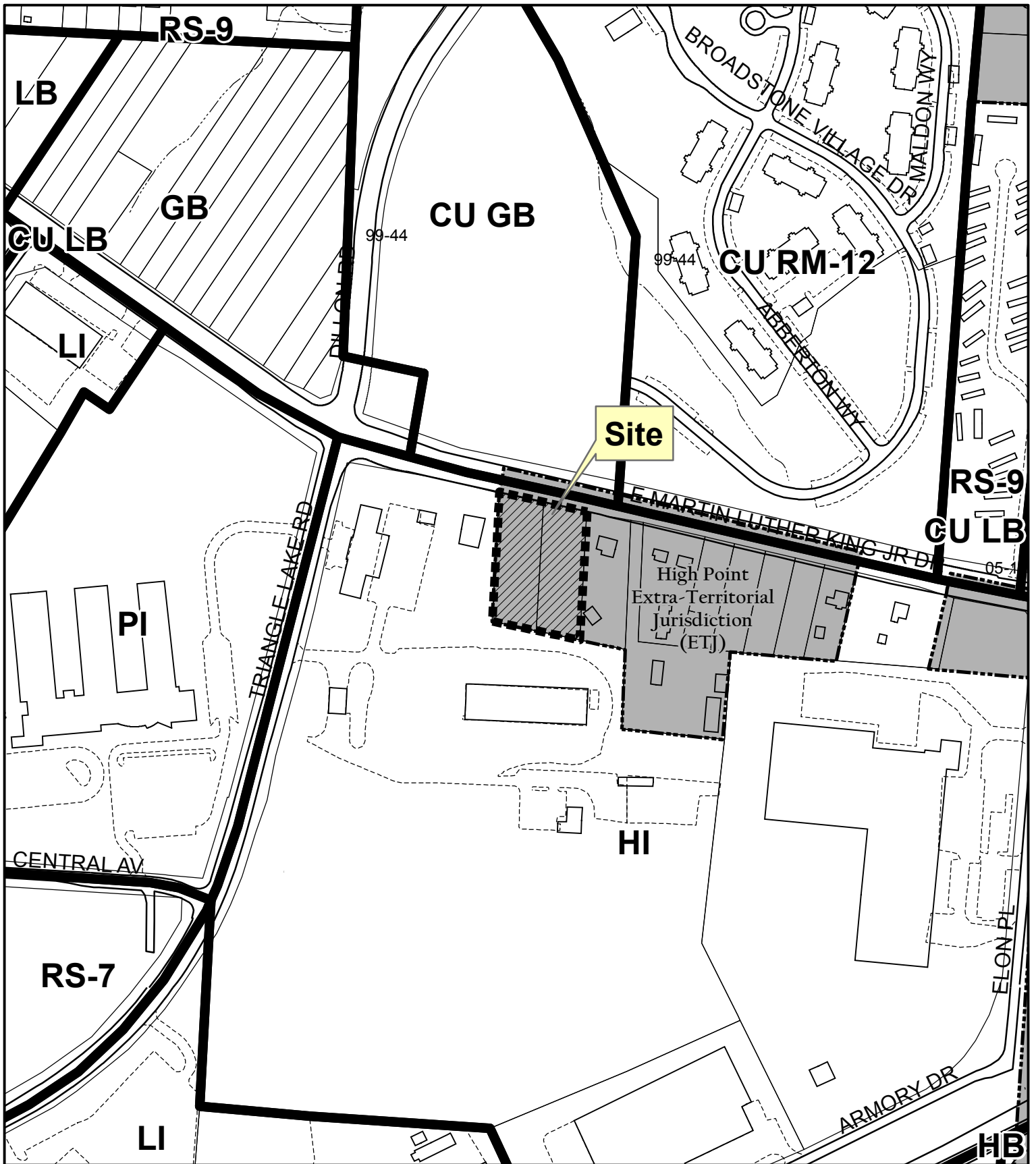
City of High Point

Date: September 12, 2016



Scale: 1"=8,500'

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 2016/pz/AnnexVicMap.mxd



ANNEXATION REQUEST AN-16-06

Applicant: City of High Point
Area: 1.29 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: September 12, 2016



Scale: 1"=300'

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 2016/pz/an-16-06.mxd

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF HIGH POINT, NC

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 5:30p.m. on the 7th day of November, 2016, 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 contiguous property owned by the City of High Point is hereby annexed, and made a part of the City of High Point as of November 7, 2016.

ANNEXATION DESCRIPTION

Annexation Case 16-06 – City of High Point

All of Guilford County Tax Parcels 0161160 & 0161157, two parcels of land being in the High Point Township, Guilford, North Carolina, lying along the

south side of E. Martin Luther King Jr Drive (formerly known as E. Kivett Drive), approximately 400 feet east of Triangle Lake Road, and being more particularly described as follows:

BEGINNING at northwest corner of Guilford County Tax Parcel 0161160, at the southern margin of the right of way for E. Martin Luther King Jr Drive (formerly known as E. Kivett Drive)); thence along and with the southern margin of the right of way for E. Martin Luther King Jr Drive; South 77° 06' 08" East 199.14 feet to a point; thence South 03° 31' 54" West 296.65 feet to a point; thence North 77° 28' 25" West 201.02 feet to a point; thence North 04° 06' 22" East 100 feet; thence North 03° 50' 51" East 198.18 feet to the southern margin of the right of way for E. Martin Luther King Jr Drive, said point being the point and place of BEGINNING, Containing approximately 1.29 acres

Deed Reference: DB 7368, PG 2883 (Tract I) and DB 7368, PG810 (Tract II)

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 7th day of November, 2016
Lisa B. Vierling, City Clerk