

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-07
(Wesleyan Education Center)

From: Lee Burnette, Planning & Development
Director

Public Hearing: Yes

Meeting Date: November 21, 2016

Advertising Date: November 10, 2016

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by Wesleyan Education Center to consider a voluntary contiguous annexation of approximately 1.89 acres lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive. The property is also known as Guilford County Tax Parcel 0169220.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 16-07.

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

**STAFF REPORT
ANNEXATION 16-07
November 21, 2016**

Request	
Applicant: Wesleyan Education Center	Owners: Wesleyan Education Center
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Case 16-24

Site Information	
Location:	The site is lying along the south side of Sandy Ridge Road, approximately 570 feet west of Legacy Drive.
Tax Parcel Numbers:	Guilford County Tax Parcel 0169220
Site Acreage:	Approximately 1.89 acres
Current Land Use:	Single family dwelling
Current Fire District:	The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural area lying south of I-40.
Proposed Development:	The site is part of a development proposal by the Wesleyan Education Center to develop a school on the surrounding property.
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 surrounded by Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The property has a moderately sloping terrain with no noteworthy environmental features.
Water and Sewer Proximity:	A 16-inch City sewer line lies approximately 300 feet west of the site along a stream corridor and a 12-inch City water line currently terminates near the eastern boundary of the site within Sandy Ridge Road.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area requirements. Engineered stormwater treatment measures are required for 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 Districts:	Oak Hollow Lake General Watershed Area Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural (<i>Guilford County</i>)	Single family dwelling
South:	CU RS-9	Conditional Use Residential Single Family-9 District	Single family dwelling
East:	CU RS-9	Conditional Use Residential Single Family-9 District	Single family dwelling
West:	CU RS-9	Conditional Use Residential Single Family-9 District	Single family dwelling

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	705 ft.
Vehicular Access:	Sandy Ridge Road		

City Department Comment Summary

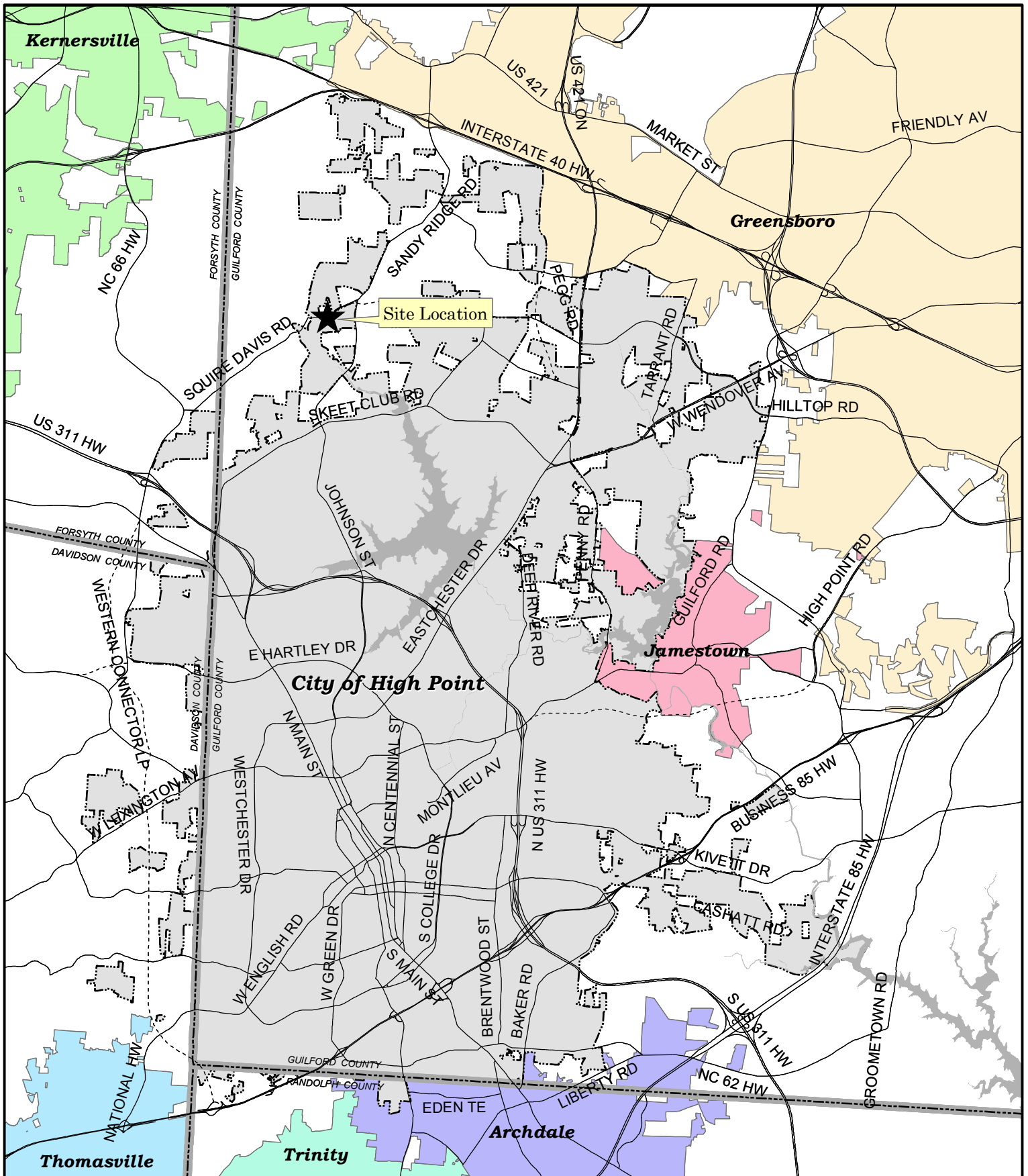
Comments were requested from service-related City Departments. There were no objections noted to this request as the proposed annexation site is within close proximity to existing City service areas.

Details of Proposal

This 1.89-acre parcel is surrounded on three sides by approximately 66 acres, which is also owned by the applicant. They are proposing to develop a school on the abutting 66-acre parcel and want to add this 1.89-acre parcel to their development. This annexation petition represents a logical progression of the City's annexation policy for this area as the annexation area is surrounded by the City's corporate limits. Other City services and service vehicles are already present in this area and the inclusion of this portion of a larger 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-16-07

Applicant: Wesleyan Education Center
Area: 1.84 acres (approximate)

**Planning & Development
 Department**

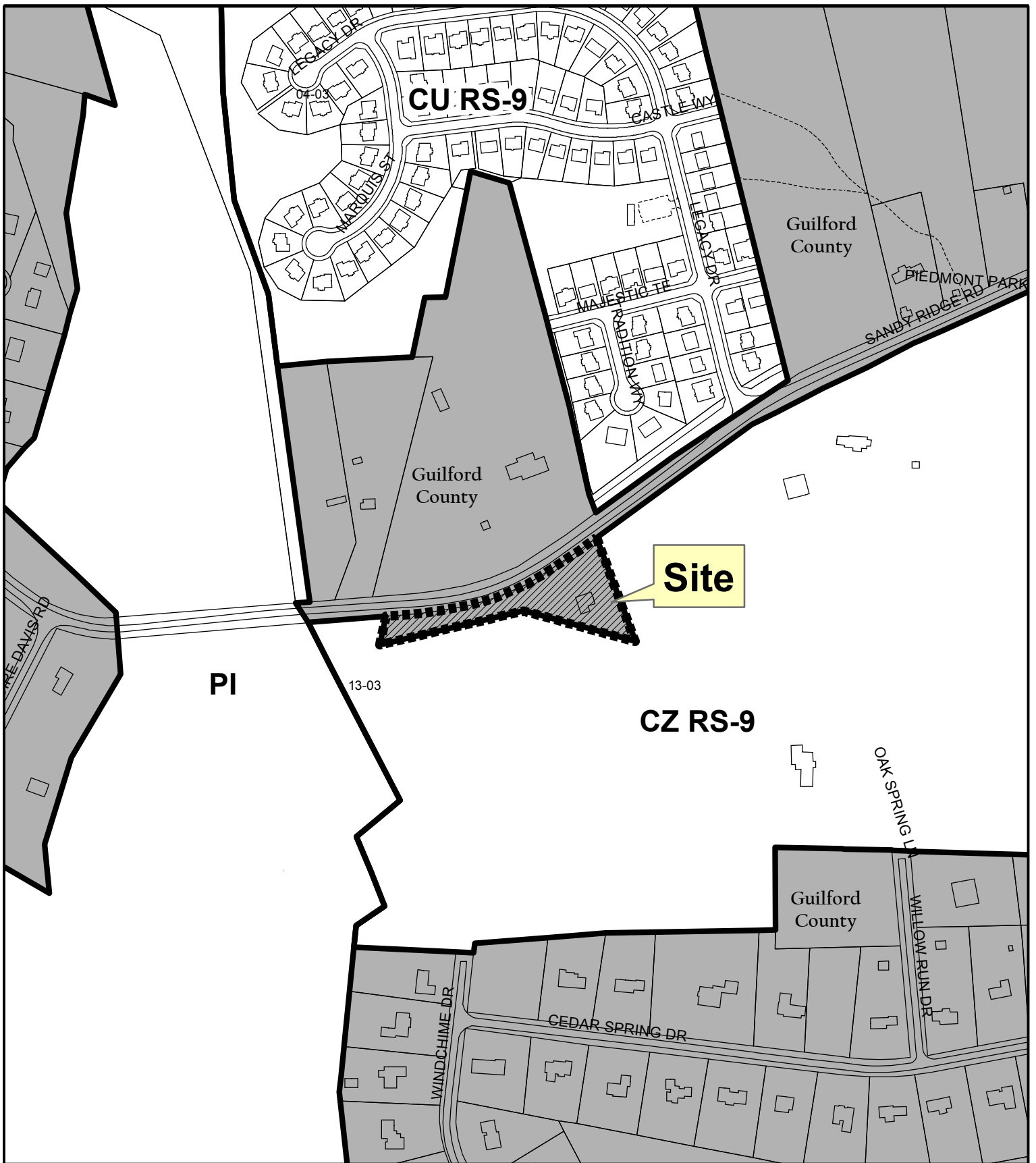
City of High Point

Date: September 13, 2016



Scale: 1"=8,500'

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ANNEXATION REQUEST AN-16-07

Applicant: Wesleyan Education Center
Area: 1.84 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: September 13, 2016



Scale: 1"=400'

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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 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 November, 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 **November 21, 2016**.

ANNEXATION DESCRIPTION

Wesleyan Education Center - Annexation Case 16-07 (AN-16-07)

Parcel: 0169206, Pin 6894908816, Wesleyan Education Center , D.B. 7200 PG. 420
Being all that tract of land containing 1.896 Acres, more or less, located in the City of High Point, Deep River Township, Guilford County, North Carolina. Being the tract of land described recorded in DB. 7518 PG. 368, (Wesleyan Education Center), bounded on the north by Sandy

Ridge Road ; bounded on the east, south and west by Wesleyan Education Center (D.B.7200 PG. 420), and being more particularly described as follows:

Beginning 1" existing iron pipe in the southern Right of Way of Sandy Ridge Road, thence with said Right of Way, N 86°59'53" E a distance of 63.56', to a point; thence N 85°06'12" E a distance of 98.12', to a point; thence N 82°33'00" E a distance of 86.31', to a point; thence N 76°35'45" E a distance of 83.49', to a point; thence N 67°49'51" E a distance of 111.24', to a point; thence N 59°36'31" E a distance of 105.46', to a point ; thence N 55°22'58" E a distance of 128.08', to a point; thence N 55°34'44" E a distance of 21.62', to a 1" iron pipe; thence leaving said Right of Way, S 19°43'21" E a distance of 36.50', 1" iron pipe; thence S 19°43'21" E a distance of 290.15', to rebar; thence N 74°20'03" W a distance of 343.07', 1" iron pipe; thence S 76°12'26" W a distance of 286.62', to a 1" iron pipe; thence S 78°16'24" W a distance of 149.49', to a 1" iron pipe; thence N 00°16'19" W a distance of 55.95', to a 1" iron pipe; thence N 00°16'19" W a distance of 35.06'; which is the point of beginning, having an area of 82,589.25 square feet, 1.896 acres

SECTION 2. Upon and after **November 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 **November, 2016**.
Lisa B. Vierling, City Clerk