

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-08

(The R&J Hudson Family Limited Partnership and
the Pleasant Farm Family Limited Partnership and Stella Pleasant)

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 20, 2017

Public Hearing: Yes

Advertising Date: March 9, 2017

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by The R&J Hudson Family Limited Partnership and the Pleasant Farm Family Limited Partnership and Stella Pleasant to consider a voluntary non-contiguous annexation of approximately 35.2 acres lying along the north side of Gallimore Dairy Road, between Millwood School Road and Pegg Road. The property is known as Guilford County Tax Parcel 0169749 (northern portion of this parcel).

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 16-08.

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

**STAFF REPORT
ANNEXATION 16-08
March 20, 2017**

Request	
Applicant: The R&J Hudson Family Limited Partnership and the Pleasant Farm Family Limited Partnership and Stella Pleasant	Owners: The R&J Hudson Family Limited Partnership and the Pleasant Farm Family Limited Partnership and Stella Pleasant
Proposal: Voluntary non-contiguous annexation.	Effective Date: In 180 Days (September 20, 2017).
	Associated Zoning Case: Zoning Map Amendment 16-30

Site Information	
Location:	Lying along the north side of Gallimore Dairy Road, between Millwood School Road and Pegg Road.
Tax Parcel Number:	Guilford County Tax Parcel 0169749 (northern portion of this parcel)
Site Acreage:	Approximately 35.2 acres
Current Land Use:	Undeveloped
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	The property owner has a buyer that is proposing to establish a "Wholesale Equipment" use on the site consisting of the selling, rental and repair of construction, agricultural, and turf equipment. Initial plans call for the construction of an approximately 50,000-square-foot building on the eastern portion of the property with associated outdoor display areas of equipment available for purchase.
Proposed Unit Type, Number and Average Value:	Only the eastern half of the property is being considered for development. The developer anticipates a building and site development cost of approximately \$7,500,000.
Proposed Build-out Schedule:	The applicant anticipates building and site improvements will be completed within a 12-month time frame.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The property has a moderate to severely sloping terrain and is heavily wooded. An intermittent stream, running in a north-to-south direction with associated wetland areas, bisects the eastern portion of the site. There is also a non-classified stream, running in a north-to-south direction, bisecting the western portion of the site. Finally, a 30-foot wide Duke Power easement bisects the western portion of the property.

Water and Sewer Proximity:	A 16-inch and 12-inch City water line lies adjacent to the site along Gallimore Dairy Road and Pegg Road, respectively. An 8-inch City sewer line is located within Gallimore Dairy Road, approximately 600 feet west of Pegg Road.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area and Airport Overlay (Zone 2)

Adjacent Property Zoning and Current Land Use			
North:	LI AG RS-40	Light Industrial District (<i>Greensboro</i>) Agricultural District (<i>Greensboro</i>) Residential Single Family-40 District (<i>Greensboro</i>)	Single family dwellings and industrial use
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped
East	CU-LI	Conditional Use Light Industrial District (<i>Greensboro</i>)	Industrial/wholesale distribution use
West:	AG	Agricultural District	Undeveloped

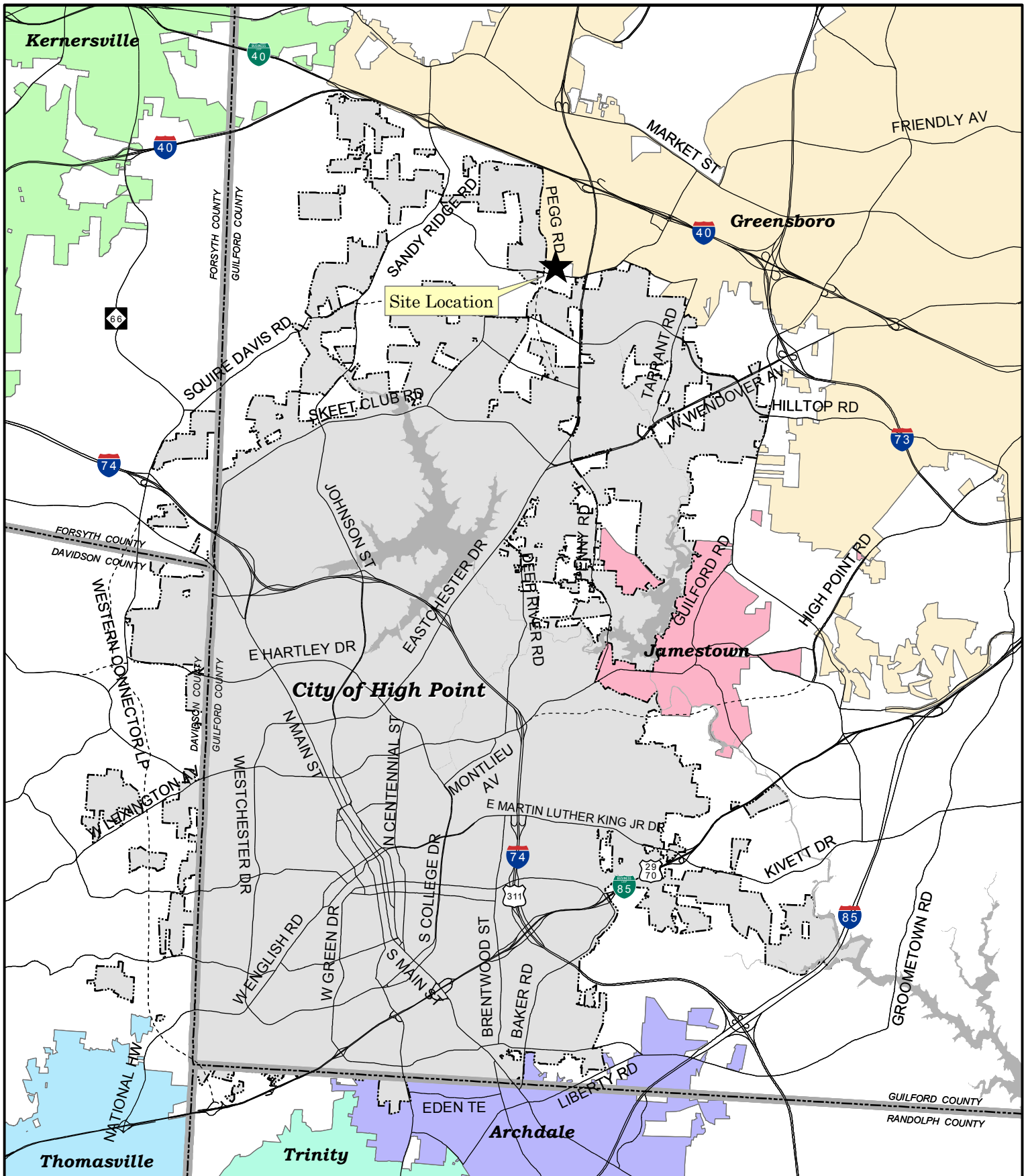
Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Gallimore Dairy Road		1,850 feet
	Pegg Road		800 feet
	Millwood School Road		850 feet
Vehicular Access:	Access is proposed from Pegg Road, Gallimore Dairy Road, and Millwood School Road.		

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 abuts High Point's corporate limits and City service vehicles are already present in this area.

Details of Proposal
The applicant is requesting annexation to have access to City utilities. Since the late-1980s, there have been multiple annexations approved, totaling approximately 480 acres, for parcels lying along Gallimore Dairy Road northward to I-40. This 35.2-acre parcel is adjacent to the City's corporate limits, to the west (across Pegg Road) and to the southeast at the corner of NC 68 & Gallimore Dairy Road. This annexation petition represents a logical progression of the City's annexation policy for this area as the property is adjacent to 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 AN-16-08

**Applicant: R & J HUDSON FAMILY LMTD PTNRS
& PLEASANTS FARM FAMILY LMTD P & S**
Area: 35.24 acres (approximate)

**Planning & Development
Department**

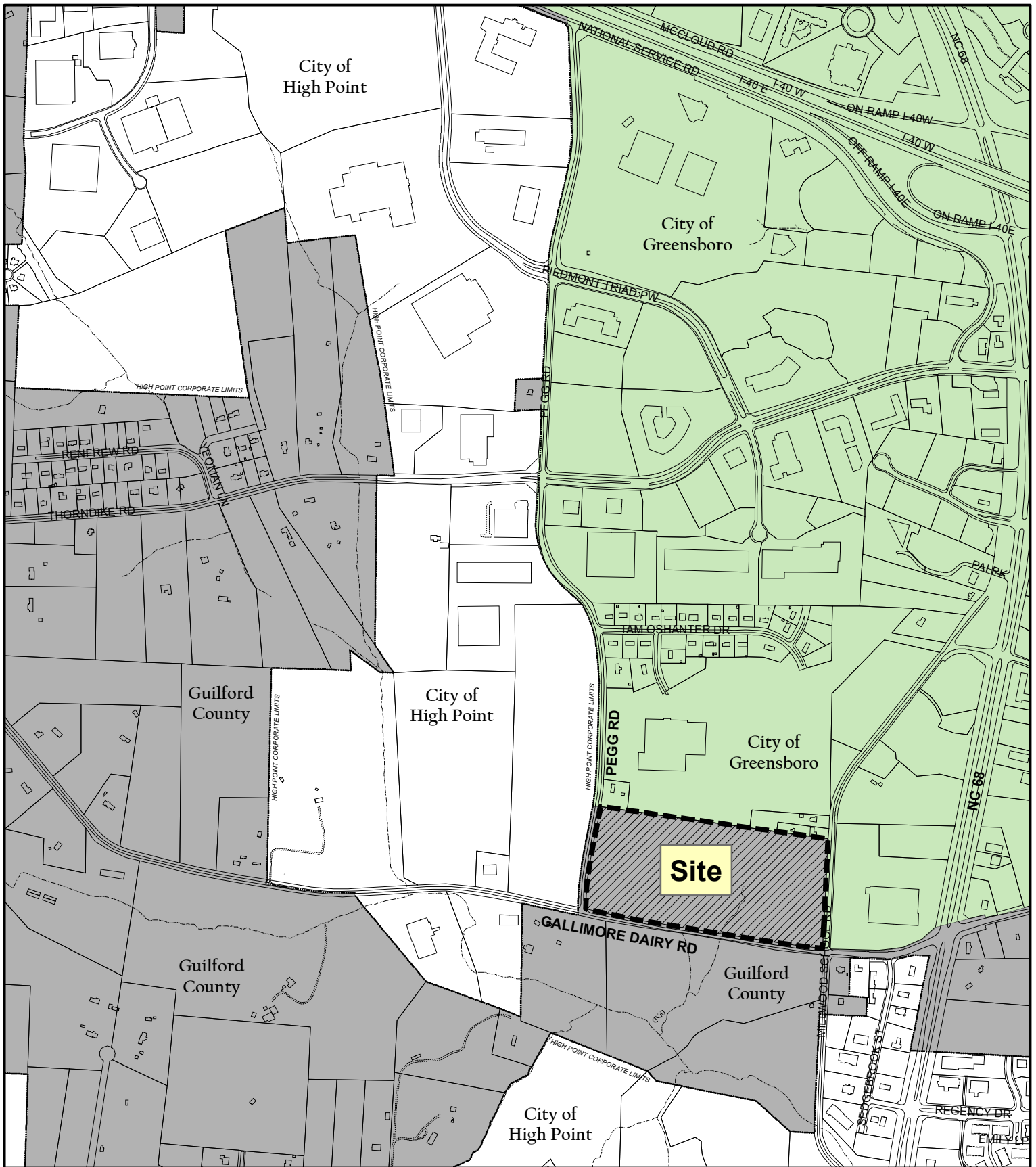
City of High Point

Date: January 9, 2017



Scale: 1"=8,500'

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ANNEXATION REQUEST AN-16-08

**Applicant: R & J HUDSON FAMILY LMTD PTNRS
& PLEASANTS FARM FAMILY LMTD P & S**
Area: 35.24 acres (approximate)

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

**Planning & Development
Department**

City of High Point

Date: January 10, 2017



Scale: 1"=1,000'

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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-58.1, 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 5:30 p.m. on the 20th day of March, 2017; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 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-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of March 20, 2017.

ANNEXATION DESCRIPTION

R.J. Hudson, LLC et.al - Annexation Case #16-08 (AN-16-08)

Tract 1 containing approximately 35.237 acres as shown on boundary survey dated February 18, 2008 by R. Allan Wilson, PLS, and being a portion of Tax Parcel ID 0169749 situated north of Gallimore Dairy Road. A certain tract or parcel of realty, lying and being in Deep River Township, Guilford County, North Carolina, being more fully described as follows:

BEGINNING at a magnetic nail set at the northeasterly intersection of Gallimore Dairy Road [SR 1556] and Pegg Road [SR 1840], running thence with the easterly right-of-way line

of Pegg Road [SR 1840] the following three (3) courses and distances: 1) North 02 deg 30' 23" East a distance of 185.77 feet to a metal rebar set; 2) North 08 deg 25' 46" East a distance of 217.43 feet to a metal re bar found; and 3) North 10 deg 52' 34" East a distance of 3 88.99 feet to an iron pipe found, the southwesterly corner of property owned, now or formerly, by Charles L. Jackson and wife, Vera Mae D. Jackson (Deed Book 1864, Page 56, Guilford County Register of Deeds Office); thence with the southerly line of Jackson South 87 deg 34' 57" East a distance of 185.34 feet to an iron pipe found, the southwesterly corner of property owned, now or formerly, by Amp, Inc. (Deed Book 4203, Page 454, Guilford County Register of Deeds Office); thence with the southerly line of Amp, Inc. South 81 deg 45' 22" East a distance of 988.40 feet to an iron pipe found, the southwesterly corner of property owned, now or formerly, by Roberto Esquivel-R (Deed Book 7179, Page 1387, Guilford County Register of Deeds Office); thence with the southerly line of Esquivel-R South 81 deg 36' 33" East a distance of 204.30 feet to an iron pipe found, the southwesterly corner of property owned, now or formerly, by Luis S. Esquivel-Zuniga (Deed Book 7117, Page 889, Guilford County Register of Deeds); thence with the southerly line of Esquivel-Zuniga South 81 deg 44' 43,, East a distance of 400.56 feet to a solid iron rod found in the westerly right of way line of Millwood School Road [SR 1839]; thence with the westerly right of way line of Millwood School Road [SR 1839] South 03 deg 20' 27" West a distance of 849.55 feet to a metal rebar found in the northerly right of way line of Gallimore Dairy Road [SR 1556]; thence with the northerly right of way line of Gallimore Dairy Road [SR 1556] the following seven (7) courses and distances: 1) North 85 deg 00' 02" West a distance of 129.87 feet to a metal rebar set; 2) North 82 deg 27' 47" West a distance of 109.04 feet to a metal rebar set; 3) North 81 deg 26' 06" West a distance of 115.27 feet to a metal rebar set; 4) North 80 deg 51' 51" West a distance of 924.63 feet to a metal rebar set; 5) North 79 deg 49' 49" West a distance of 164.80 feet to a metal rebar set; 6) North 78 deg 32' 24" West a distance of 103.77 feet to a metal rebar found; and 7) North 78 deg 02' 44" West a distance of 304.10 feet to the POINT AND PLACE OF BEGINNING, containing 35.246 acres, more or less, BEING all of Tract 1 as shown on boundary survey dated February 18, 2005 (revised December S, 2007) by R. Allan Wilson, PLS, and being a portion of Tax Parcel ID 0169749 situated north of Gallimore Dairy Road.

SECTION 2. Upon and after **March 20, 2017** 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-58.3.

SECTION 3. 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 **20th** day of **March, 2017**.
Lisa B. Vierling, City Clerk