

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Annexation Case 17-01**

(The James & Linda Burgio Family Limited Partnership LTD)

**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

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### **PURPOSE:**

A request by The James & Linda Burgio Family Limited Partnership LTD to consider a voluntary contiguous annexation of an approximate 8.56-acre parcel lying along the east side of NC 68, approximately 450 feet north of Regency Drive. The property is known as Guilford County Tax Parcel 0169880.

### **BACKGROUND:**

Staff report and recommendation is enclosed.

### **BUDGET IMPACT:**

There is no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends approval of Annexation Case 17-01.

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

**STAFF REPORT  
ANNEXATION 17-01  
March 20, 2017**

<b>Request</b>	
<b>Applicant:</b> The James & Linda Burgio Family Limited Partnership LTD	<b>Owners:</b> The James & Linda Burgio Family Limited Partnership LTD
<b>Proposal:</b> Voluntary contiguous annexation.	<b>Effective Date:</b> Upon adoption.
	<b>Associated Zoning Case:</b> Zoning Map Amendment 17-01

<b>Site Information</b>	
<b>Location:</b>	Lying along the east side of NC 68, approximately 450 feet north of Regency Drive.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 0169880
<b>Site Acreage:</b>	Approximately 8.56 acres
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
<b>Proposed Development:</b>	Vehicle Establishment (motorcycle dealership)
<b>Proposed Unit Type, Number and Average Value:</b>	No information has been provided by the applicant.
<b>Proposed Build-out Schedule:</b>	No information has been provided by the applicant.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
<b>Physical Characteristics:</b>	The property is heavily wooded with a moderately sloping terrain.
<b>Water and Sewer Proximity:</b>	Both an 8-inch City water line and an 8-inch City sewer line are adjacent to the site within the northern terminus of Tying Street.
<b>General Drainage and Watershed:</b>	The site drains in a southwesterly 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.
<b>Overlay Districts:</b>	Eastchester Gateway Corridor Overlay City Lake General Watershed Area and Airport Overlay (Zone 2)

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	<b>AG</b>	Agricultural District ( <i>Guilford County</i> )	Undeveloped
<b>South:</b>	<b>CU-GB</b>	Conditional Use General Business District	Retail/wholesale outlet facility and office use
<b>East:</b>	<b>CU-LI</b>	Conditional Use Light Industrial District	Greenway and common area of the Piedmont Centre Business Park
<b>West:</b>	<b>CU-GB</b>	Conditional Use General Business District	Various commercial uses are lying along the opposite side of NC 68

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	NC 68	Major Thoroughfare	410 feet
	Tyning Street	Local Street	60 feet
<b>Vehicular Access:</b>	Access is proposed by the applicant from NC 68 and Tyning Street.		

#### City Department Comment Summary

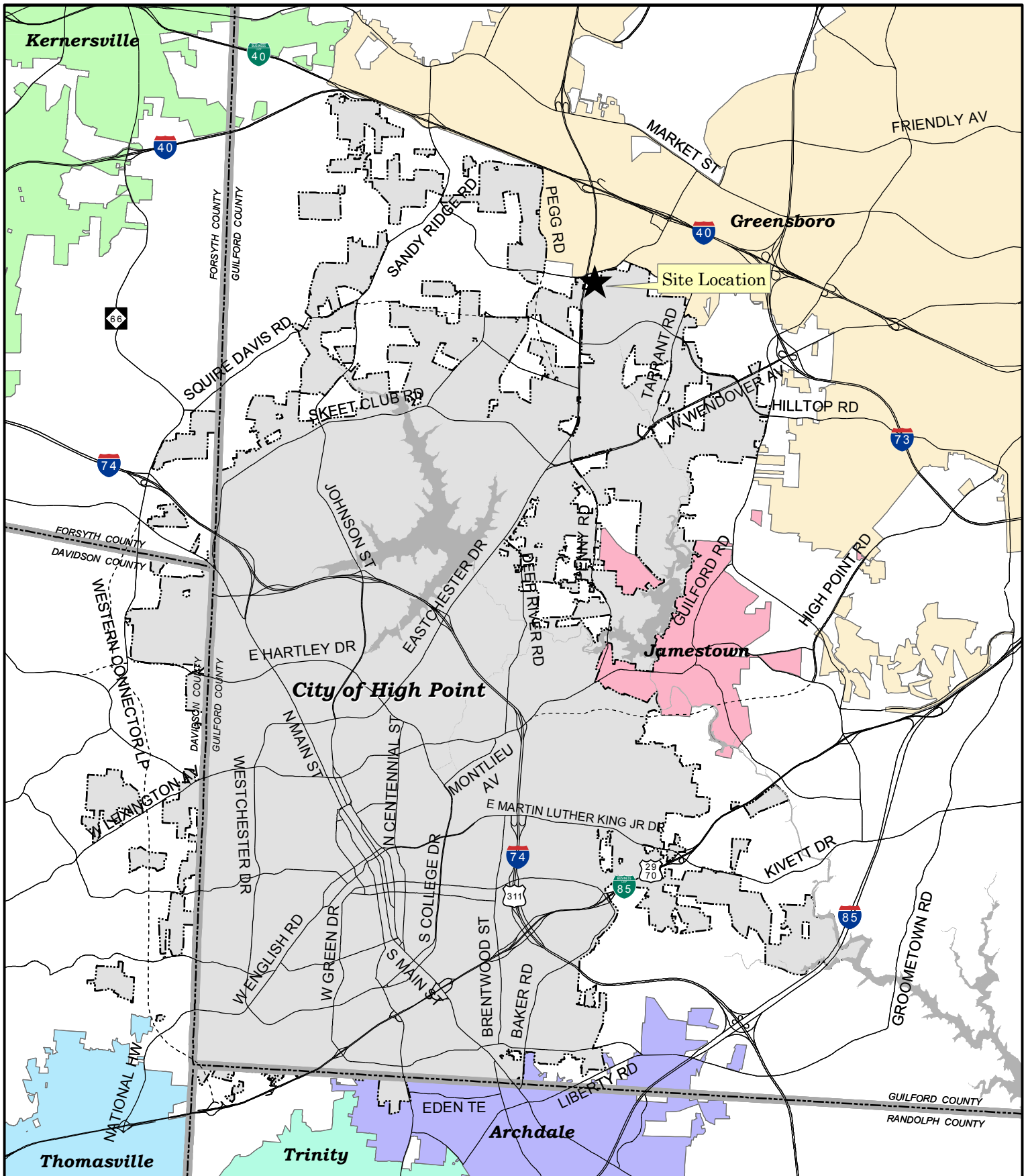
Comments were requested from service-related City Departments. There were no objections noted to this request as the proposed annexation site abuts High Point's corporate limits and City service vehicles are already present in this area.

#### Details of Proposal

The applicant is requesting annexation to have access to City utilities. This 8.56-acre parcel is within the northern portion of the City's planning area and abuts the High Point corporate limits to the south and west, along with a commercial development along the west side of NC 68 that is also within the city limits. This annexation petition represents a logical progression of the City's annexation policy for this area as the property is surrounded on three sides by 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 G. Lee Burnette AICP, Director.



## ANNEXATION REQUEST AN-17-01

**Applicant: The James & Linda Burgio Family  
Limited Partnership LTD  
Area: 8.56 acres (approximate)**

**Planning & Development  
Department**

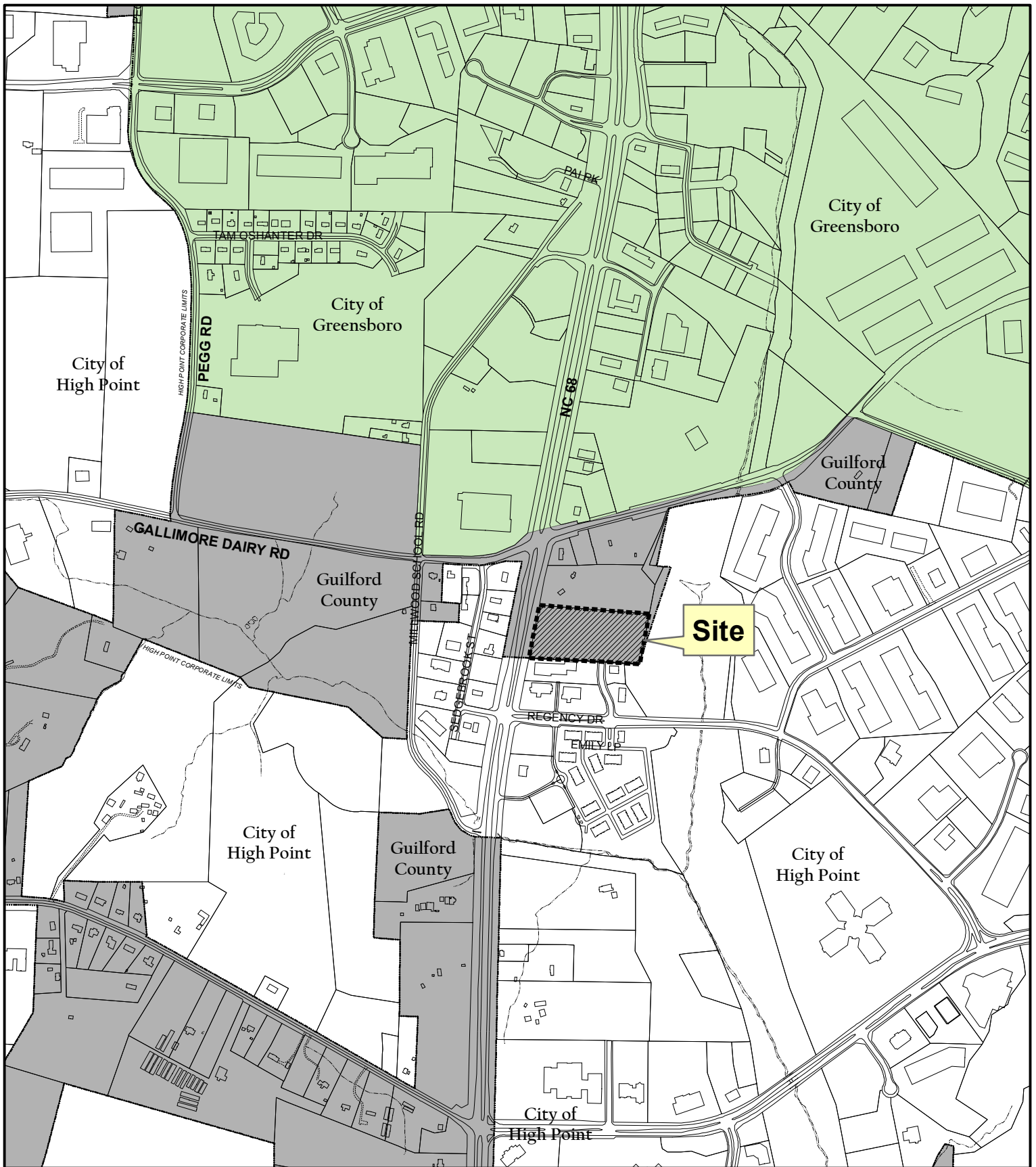
**City of High Point**

**Date: January 19, 2017**



**Scale: 1"=8,500'**

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## ANNEXATION REQUEST AN-17-01

**Applicant: The James & Linda Burgio Family  
Limited Partnership LTD**

**Area: 8.56 acres (approximate)**

**Existing Zoning Boundary**

**Subject Property Boundary**



**Planning & Development  
Department**

**City of High Point**

**Date: January 19, 2017**



**Scale: 1"=1,000'**

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2016/pz/an17-01.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 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 5:30 p.m. on the 20<sup>th</sup> 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-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 20, 2017.

**ANNEXATION DESCRIPTION**

The James & Linda Burgio Family Limited Partnership LTD  
**Annexation Case 17-01 (AN-17-01)**

BEGINNING at the current northeastern terminus of Tynning Street, on the current city limit line; THENCE, with the current city limit line, the southern property line of the herein described parcel, and the northern right of way line of Tynning Street, N87°03'12"W 60.01 feet to an existing iron

pipe, the northwestern terminus of the right of way of Tying Street, THENCE continuing with said city limit line and southern property line, N87°03'12"W 530.65 feet to an existing iron pipe on the eastern right of way line of NC Highway 68; THENCE with the eastern right of way of NC Highway 68, N11°11'40"E, 426.65 feet to a concrete right of way monument; THENCE, with the northern property line of the herein described parcel, S86°52'36"E 911.22 feet to a concrete monument on the existing city limit line; THENCE, with the eastern property line of the herein described parcel, S18°43'33"W, 435.85 feet to a point, a corner of the existing city limits; THENCE, with the current city limit line and the southern property line of the herein described parcel, N87°03'12"W 119.83 feet to an existing iron pipe; THENCE continuing with same, N87°03'12"W 143.41 feet to the northeastern terminus of Tying Street, the POINT of BEGINNING, containing 8.529 Acres, more or less (Guilford County Tax Parcel 0169880).

SECTION 2. Upon and after **March 20, 2017** 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 **20<sup>th</sup>** day of **March, 2017**.  
Lisa B. Vierling, City Clerk