

JRE Real Estate LLC

Annexation

And

Zoning Map Amendment

Thomas E. Terrell, Jr.

Smith Moore Leatherwood

James River Equipment is one of the
largest and most successful
construction and agricultural
equipment distributors in the
Carolinas and Virginia

**Area is transitional –
Future of this tract
is no longer
agricultural use**

Future is industrial
Or corporate park use

Annexation

- **Annexation is voluntary**
- **Grows High Point's industrial tax base by 35 acres**
- **Immediately transfers 46 jobs from GSO**
- **Will grow to 80 jobs**
- **\$6 million to \$9 million investment**
- **NO INCENTIVES**

From Staff Report

“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.”

Map Amendment

From Staff Report

“Except for the amount of outdoor storage, the applicant’s request is the same as numerous other zoning approvals granted in this area by the City Council under the 1992 Development Ordinance.”

From Staff Report

“The request is consistent with the Land Use Plan because the conditions restrict the development to CP District standards, which are consistent with the Restricted Industrial land use classification.”

Communications with Neighbors

- Residential neighbors to northwest support
- Residential neighbors to southeast support
- Neighbors to south are same owners
- No response from neighbors to north
- Owners to east are commercial and to west are developing

**Worked out
site development
issues with planning
and transportation**

Questions?