

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 17-02
(Bales Memorial Wesleyan Methodist Church)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 19, 2017

Public Hearing: Yes

Advertising Date: June 9, 2017

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by Bales Memorial Wesleyan Methodist Church to consider a voluntary contiguous annexation of approximately 4.65 acres lying along the north and south sides of Bales Chapel Road, approximately 1,700 feet east of Dillon Road. The property is known as Guilford County Tax Parcel 0160150, 0160166 and 0160151 and addressed as 1000, 1001, 1002 Bales Chapel Road.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 17-02.

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

**STAFF REPORT
ANNEXATION 17-02
June 19, 2017**

Request	
Applicant: Bales Memorial Wesleyan Methodist Church	Owner: Bales Memorial Wesleyan Methodist Church
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 17-04

Site Information	
Location:	Lying along the north and south sides of Bales Chapel Road, approximately 1,700 feet east of Dillon Road (1000, 1001, and 1002 Bales Chapel Road).
Tax Parcel Number:	Guilford County Tax Parcels 0160515, 0160166 and 0160150.
Site Acreage:	Approximately 4.65 acres
Current Zoning:	Portion of the property lying along the north side of Bales Chapel Road is with the unincorporated portion of Guilford County under the county's zoning jurisdiction. The portion of the property lying along the south side of Bales Chapel Road is within the City of High Point Extraterritorial Jurisdiction Area and has a Residential Single family -3 (R-3) District zoning designation.
Current Land Use:	Church and accessory church buildings
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	The property is currently developed. The applicant desires annexation to permit connection to city utilities.
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 abuts Ward 2. If approved, the annexation area will be part of Ward 2.
Physical Characteristics:	The property is currently developed as a church and has several accessory structures (fellowship hall, office, parsonage) totaling approximately 18,000 square feet.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Bales Chapel Road. Sanitary sewer service is provided to church structures on the south side of Bales Chapel Road via a private 2-inch sewer forced main installed by the property owner in 1972.

General Drainage and Watershed:	<p>That portion of the site lying along the north side of Bales Chapel Road has a gentle sloping terrain and drains in a general northerly direction. The portion of the site lying along the south side of Bales Chapel Road has a gentle to moderate sloping terrain and drains in a southeasterly direction.</p> <p>The site is lying within the Oakdale Reservoir General Watershed Area (GWA) and the Oakdale Reservoir Watershed Critical Area (WCA) Tier 3. 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. However, that portion of the site within the WCA Tier 3 area, is limited to 35% built-upon area and a maximum of two dwelling units per acre for single family development.</p>
Overlay Districts:	<p>Oakdale Reservoir General Watershed Area (GWA)</p> <p>Oakdale Reservoir Watershed Critical Area (WCA - Tier 3)</p>

Adjacent Property Zoning and Current Land Use			
North:	RS-40	Residential Single Family-40 (<i>Guilford County</i>)	Single family dwellings
South:	R-3	Residential Single Family-3 District (<i>Hight Point ETJ Area</i>)	Single family dwellings
East:	RS-40	Residential Single Family-40 (<i>Guilford County</i>)	Single family dwellings
	R-3	Residential Single Family-3 District (<i>Hight Point ETJ Area</i>)	
West:	RS-40	Residential Single Family-40 (<i>Guilford County</i>)	Single family dwellings
	R-3	Residential Single Family-3 District (<i>Hight Point ETJ Area</i>)	

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Bales Chapel Road	Minor Thoroughfare	560 ft.
Vehicular Access:	Via existing driveways from Bales Chapel Road		

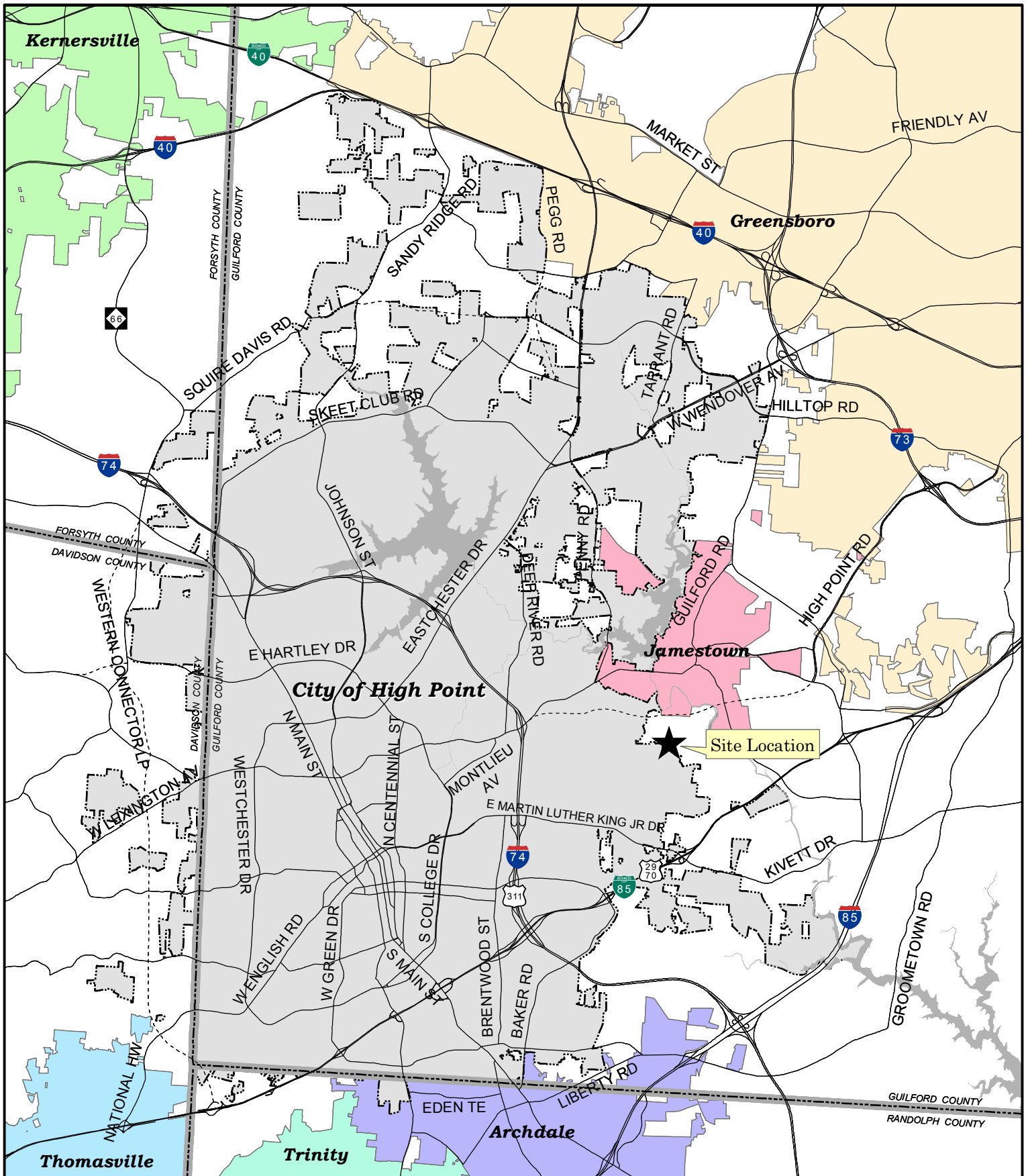
City Department Comment Summary
Comments were requested from service-related City Departments. There were no objections noted to this request as the proposed annexation site abuts High Point's corporate limits and City service vehicles are already present in this area.

Details of Proposal
The applicant is requesting annexation to have access to City utilities. Portions of the property are currently connected to city utilities. The applicant desires annexation to allow all their structures to connect to City water and sewer lines. Most the site is within the City ETJ area and

abuts the Colony Park subdivision to the west, which was annexed into the High Point city limits in the 1970s. This property is adjacent to the City's corporate limits and City services and service vehicles are already present in this area. The requested annexation of this 4.65-acre area 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-17-02

Applicant: Bales Memorial Wesleyan Methodist
Church Area: 4.65 acres (approximate)

**Planning & Development
 Department**

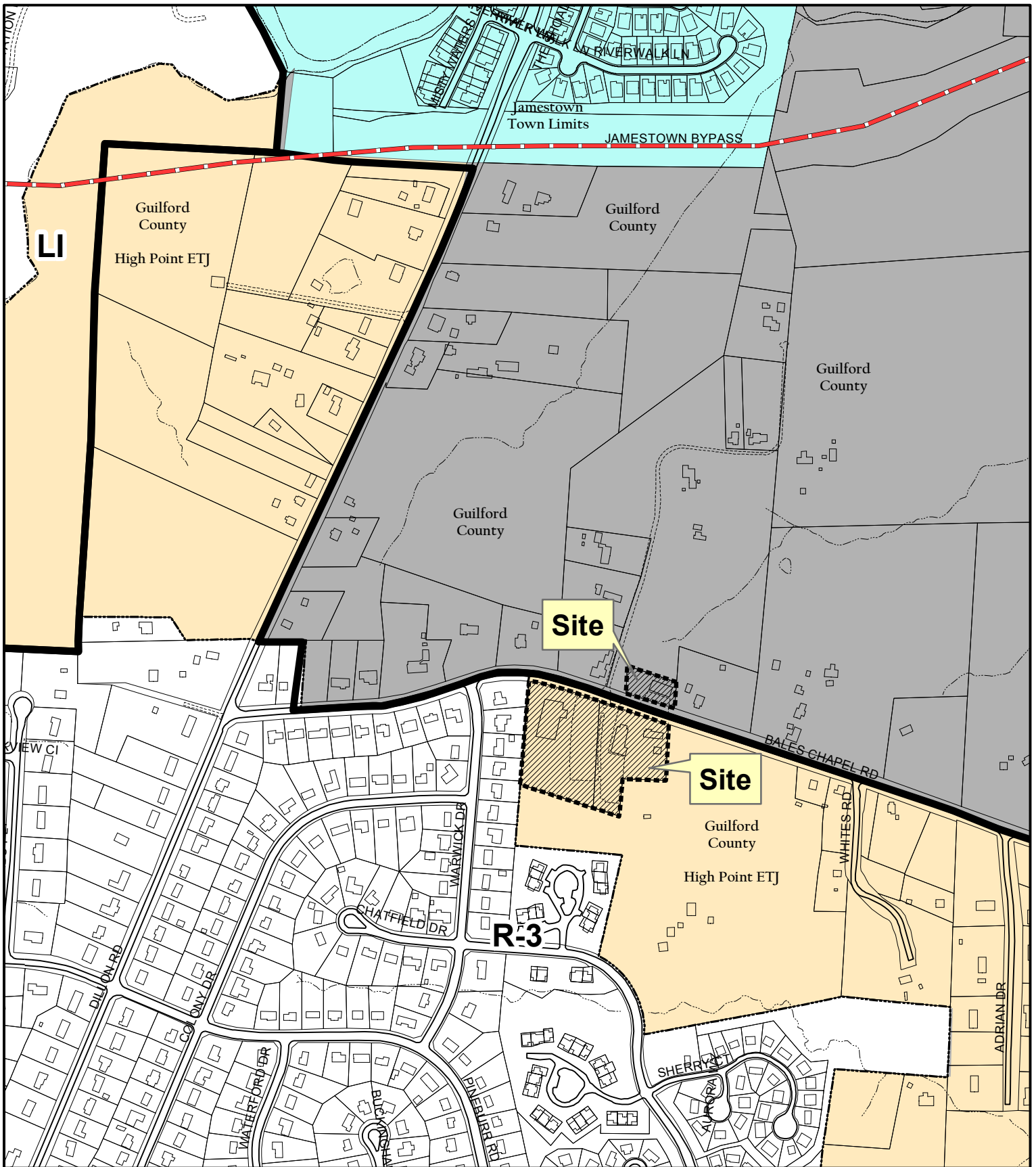
City of High Point

Date: April 6, 2017



Scale: 1"=8,500'

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ANNEXATION REQUEST AN-17-02

Applicant: Bales Memorial Wesleyan Methodist Church
Area: 4.65 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: April 6, 2017



Scale: 1"=500'

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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 5:30 p.m. on the 19th day of June, 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 June 19, 2017.

ANNEXATION DESCRIPTION

Bales Memorial Wesleyan Methodist Church - (**Annexation Case 17-02**)

LEGAL DESCRIPTION FOR BALES MEMORIAL WESLEYAN METHODIST CHURCH,
PARCEL A & PARCEL B (Guilford County Tax Parcels 0160515, 0160166 and 0160150).

TRACT A

BEGINNING AT AN EXISTING 1" IRON PIPE, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF BALES MEMORIAL WESLEYAN METHODIST CHURCH, PARCEL NO. 01060150 (DEED BOOK 2840, PAGE 282, TRACT A), A NORTHWEST CORNER OF WYATT L.

& MARGIE R. RICHARDSON, PARCEL NO. 0160169 (DEED BOOK 1309, PAGE 158) AND ALSO BEING A POINT ON THE EASTERN PROPERTY LINE OF GEORGE M. AND MARIAMMA MUKUNNEMKERIL, PARCEL NO. 0201998 (DEED BOOK 3509, PAGE 1716 AND LOT 76 OF PLAT BOOK 47, PAGE 1); THENCE LEAVING SAID RICHARDSON AND ALONG SAID BALES MEMORIAL WESLEYAN METHODIST CHURCH WESTERN LINE THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) NORTH 04° 25' 35" EAST 68.91 FEET TO AN EXISTING 1/2" IRON PIPE, SAID IRON PIPE BEING A COMMON CORNER OF 2015-3 IH2 BORROWER L.P., PARCEL NO. 0201997 (DEED BOOK 7717, PAGE 433 AND LOT 77 OF PLAT BOOK 47, PAGE 1) AND LEWIS WAYNE OWENS, JR. & AMY KAY OWENS, PARCEL NO. 0201996 (DEED BOOK 7307, PAGE 45 AND LOT 78 OF PLAT BOOK 47, PAGE 1); 2) NORTH 04° 45' 21" EAST 203.81 FEET TO AN EXISTING 1/2" IRON PIPE, SAID IRON PIPE BEING A COMMON CORNER OF KEO AND JERRY CREGER, PARCEL NO. 0201995 (DEED BOOK 7313, PAGE 1733 AND LOT 79 OF PLAT BOOK 47, PAGE 1) AND WILLIS GEORGE AND DELORES WHITSETT HARGROVE, PARCEL NO. 0201994 (DEED BOOK 4118, PAGE 204 AND LOT 80 OF PLAT BOOK 47, PAGE 1); 3) NORTH 04° 50' 43" EAST 96.18 FEET TO AN EXISTING 1/2" IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF SAID HARGROVE AND BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF BALES CHAPEL ROAD (60' PUBLIC RIGHT-OF-WAY, PLAT BOOK 47, PAGE 1); 4) NORTH 04° 50' 43" EAST 49.61 FEET TO A COMPUTED POINT, SAID COMPUTED POINT BEING LOCATED IN RIGHT-OF-WAY OF SAID BALES CHAPEL ROAD; THENCE CONTINUING IN THE RIGHT-OF-WAY OF SAID BALES CHAPEL ROAD SOUTH 71° 27' 00" EAST 560.08 FEET LEAVING SAID BALES MEMORIAL WESLEYAN METHODIST CHURCH, PARCEL NO. 0160165 AND CROSSING INTO BALES MEMORIAL WESLEYAN METHODIST CHURCH, PARCEL NO. 0160166 (DEED BOOK 2753, PAGE 561 & DEED BOOK 1904, PAGE 170) TO A COMPUTED POINT, SAID COMPUTED POINT BEING LOCATED IN THE RIGHT-OF-WAY OF SAID BALES CHAPEL ROAD AND BEING THE NORTHEAST CORNER OF SAID BALES MEMORIAL WESLEYAN METHODIST CHURCH (PARCEL NO. 0160166); THENCE SOUTH 03° 22' 25" WEST 31.42 FEET TO AN EXISTING 1/2" IRON PIPE; SAID IRON PIPE BEING A NORTHERN CORNER OF SAID RICHARDSON AND A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID BALES CHAPEL ROAD; THENCE LEAVING SAID BALES CHAPEL ROAD AND ALONG THE PROPERTY LINE OF SAID RICHARDSON THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 03° 22' 25" WEST 191.12 FEET TO AN EXISTING 1/2" IRON ROD; 2) NORTH 89° 53' 56" WEST 145.37 FEET TO AN EXISTING 5/8" IRON PIPE, 3) SOUTH 02° 25' 09" WEST 141.32 FEET TO AN EXISTING 1/2" IRON PIPE; 4) NORTH 72° 47' 39" WEST 419.87 FEET LEAVING SAID BALES MEMORIAL WESLEYAN METHODIST CHURCH (PARCEL NO. 0160166) AND CROSSING INTO SAID BALES MEMORIAL WESLEYAN METHODIST CHURCH (PARCEL NO. 0160150) TO THE POINT AND PLACE OF **BEGINNING**. CONTAINING 4.209± ACRES, MORE OR LESS

TRACT B

BEGINNING AT A NEW 1/2" IRON PIPE, SAID NEW IRON PIPE BEING A POINT ON THE WESTERN LINE OF BALES MEMORIAL WESLEYAN METHODIST CHURCH, TRACT B, PARCEL NO. 0160151 (DEED BOOK 288, PAGE 270 & DEED BOOK 964, PAGE 83), A SOUTHEAST CORNER OF SUSAN GAYLE HALL NELSON, PARCEL NO. 0160153 (DEED BOOK 7622, PAGE 731) AND A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF BALES CHAPEL ROAD (60' PUBLIC RIGHT-OF-WAY, PLAT BOOK 47, PAGE 1); THENCE LEAVING SAID BALES CHAPEL ROAD RIGHT-OF-WAY AND ALONG SAID NELSON PROPERTY

LINE THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: 1) NORTH 03° 10' 05" EAST 100.54 FEET TO AN EXISTING 1" IRON PIPE; 2) SOUTH 71° 18' 19" EAST 200.26 FEET TO AN EXISTING STONE, SAID STONE BEING A COMMON CORNER OF SAID NELSON, JASEN A. STRANGE, PARCEL NO. 0160149 (DEED BOOK 6908, PAGE 2671) AND SAID BALES MEMORIAL WESLEYAN METHODIST CHURCH; THENCE LEAVING SAID NELSON AND ALONG THE WESTERN LINE OF SAID STRANGE SOUTH 03° 33' 36" WEST 98.61 FEET TO A NEW 1/2" IRON PIPE, SAID NEW IRON PIPE BEING THE SOUTHWEST CORNER OF SAID STRANGE AND A POINT ALONG THE RIGHT-OF-WAY OF SAID BALES CHAPEL ROAD; THENCE LEAVING SAID STRANGE AND INTO SAID BALES CHAPEL ROAD RIGHT-OF-WAY THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 03° 33' 36" WEST 4.28 FEET TO AN EXISTING STONE; 2) SOUTH 03° 33' 36" WEST 7.10 FEET TO A COMPUTED POINT; 3) NORTH 71° 14' 53" WEST 199.54 FEET TO A COMPUTED POINT; 4) NORTH 03° 10' 05" EAST 2.90 FEET TO AN EXISTING 1/2" IRON PIPE; SAID IRON PIPE BEING A SOUTHERN CORNER OF SAID NELSON AND BEING LOCATED IN THE RIGHT-OF-WAY OF SAID BALES CHAPEL ROAD; THENCE ALONG SAID NELSON PROPERTY LINE NORTH 03° 10' 05" EAST 6.56 FEET TO THE POINT AND PLACE OF **BEGINNING**. CONTAINING 0.441± ACRES, MORE OR LESS

SECTION 2. Upon and after **June 19, 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 **19th** day of **June, 2017**.
Lisa B. Vierling, City Clerk