

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Annexation Case 17-08  
Waste Industries, LLC

**From:** Lee Burnette, Planning & Development  
Director

**Public Hearing:** Yes

**Meeting Date:** September 18, 2017

**Advertising Date:** September 1, 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 Waste Industries, LLC to consider a voluntary contiguous annexation of approximately 19.8 acres lying along the west side of Elon Place, approximately 1,600 feet south of Business 85. The property is addressed as 1236 Elon Place and also known as Guilford County Tax Parcel 0161532.

### BACKGROUND:

Staff report and recommendation is enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 17-08.

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

**STAFF REPORT  
ANNEXATION 17-08  
September 18, 2017**

<b>Request</b>	
<b>Applicant:</b> Waste Industries, LLC	<b>Owner:</b> Waste Industries, LLC
<b>Proposal:</b> Voluntary contiguous annexation.	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Not applicable

<b>Site Information</b>	
<b>Location:</b>	Lying along the west side of Elon Place, approximately 1,600 feet south of Business 85 (1236 Elon Place).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 0161532
<b>Site Acreage:</b>	Approximately 19.8 acres
<b>Current Zoning:</b>	Light Industrial (LI) District <i>City of High Point Extraterritorial Jurisdiction (ETJ) Area</i>
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Pinecroft-Sedgefield District
<b>Proposed Development:</b>	The property owner is proposing to develop a refuse and raw material hauling facility consisting of a 16,000-square foot office & maintenance building, truck parking, vehicle washing area and container storage area.
<b>Proposed Unit Type, Number and Average Value:</b>	The developer anticipates the building and site development cost of approximately \$1,500,000.
<b>Proposed Build-out Schedule:</b>	The applicant anticipates building and site improvements will be completed within a 12-month time frame.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site abuts Council Ward 2, and if annexed will be part of Ward 2.
<b>Physical Characteristics:</b>	The property has a moderate to severely sloping terrain. A perennial stream, flowing in an east to west direction, is running along the northern boundary of the site. There is also a 20-foot wide City of High Point sewer easement running through the northern part of the site.
<b>Water and Sewer Proximity:</b>	An 8-inch City sewer line and a 12-inch City water line lies adjacent to the site along Elon Place. There is also an 8-inch sewer line running through the northern portion of the site.
<b>General Drainage and Watershed:</b>	The site drains in a westerly direction and development is subject to the Randleman 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>	Randleman Lake General Watershed Area

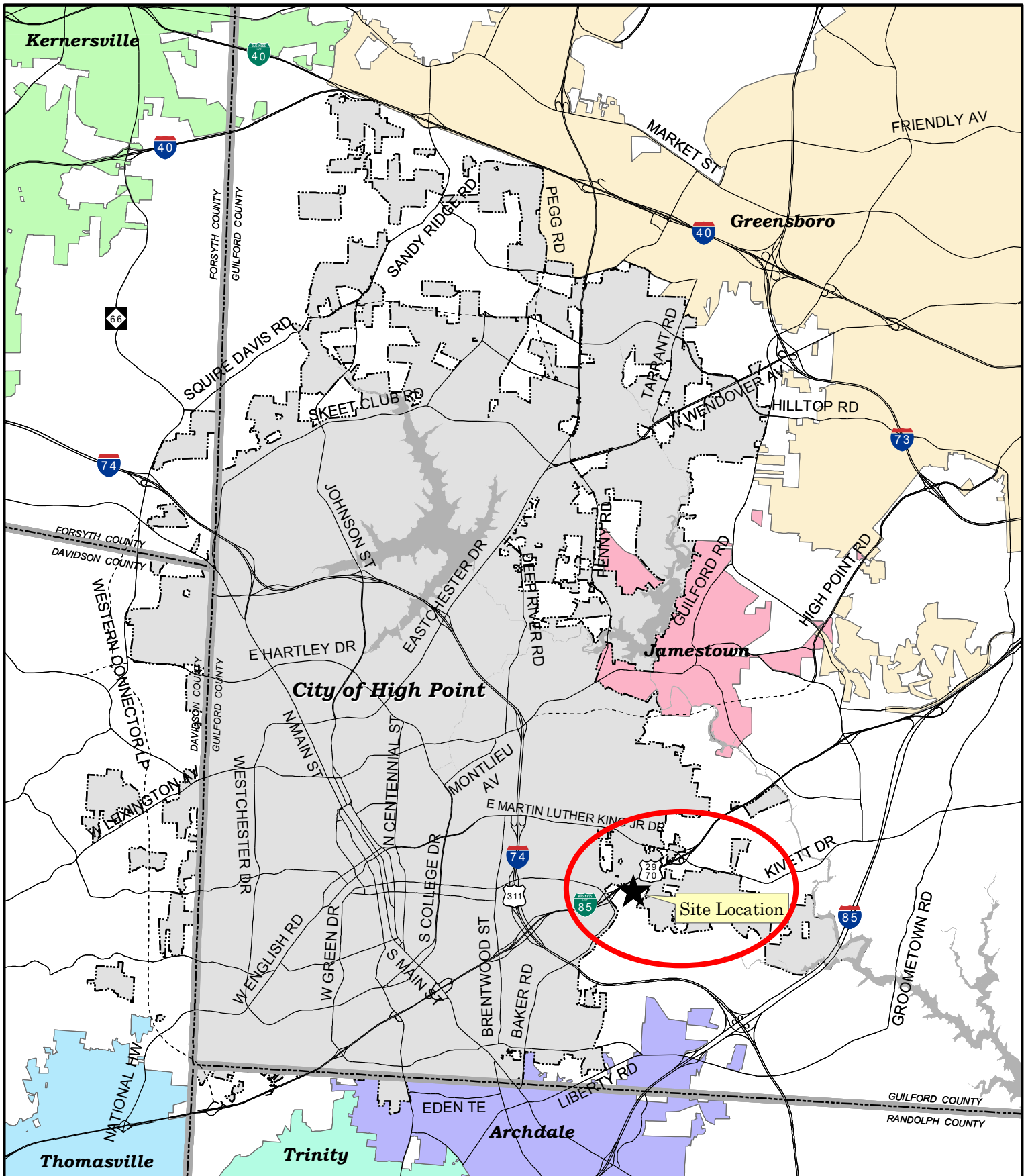
<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>LI</b>	Light Industrial District	Undeveloped parcel
<b>South:</b>	<b>LI</b>	Light Industrial District ( <i>City of High Point ETJ Area</i> )	Single family dwellings and undeveloped parcel
<b>East:</b>	<b>LI</b>	Light Industrial District	Industrial uses (across Elon Place)
<b>West:</b>	<b>LI</b>	Light Industrial District ( <i>City of High Point ETJ Area</i> )	Industrial use and undeveloped parcel (across Business-85)

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Elon Place	Local Street	871 feet
	Business-85	Major Thoroughfare	540 feet
<b>Vehicular Access:</b>	Access is proposed from Elon Place		

<b>City Department Comment Summary</b>
Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

<b>Details of Proposal</b>
The applicant is requesting this 19.8-acre parcel be annexed in order to have access to City utilities for development of an industrial use. Unincorporated parcels in this area are within the City of High Point ETJ Area where the City has zoning authority. This site, and all the surrounding area, is currently zoned Light Industrial. This annexation petition represents a logical progression of the City's annexation policy for this area as the property abuts the City's corporate limits to the north, east (across Elon Place) and west (across Business-85). The annexation of this this parcel will not negatively impact the City's ability to provide services, as City services and service vehicles are already present in this area.

<b>Report Preparation</b>
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-17-08

**Applicant:** Waste Industries, LLC  
**Area:** 19.86 acres (approximate)

**Planning & Development  
 Department**

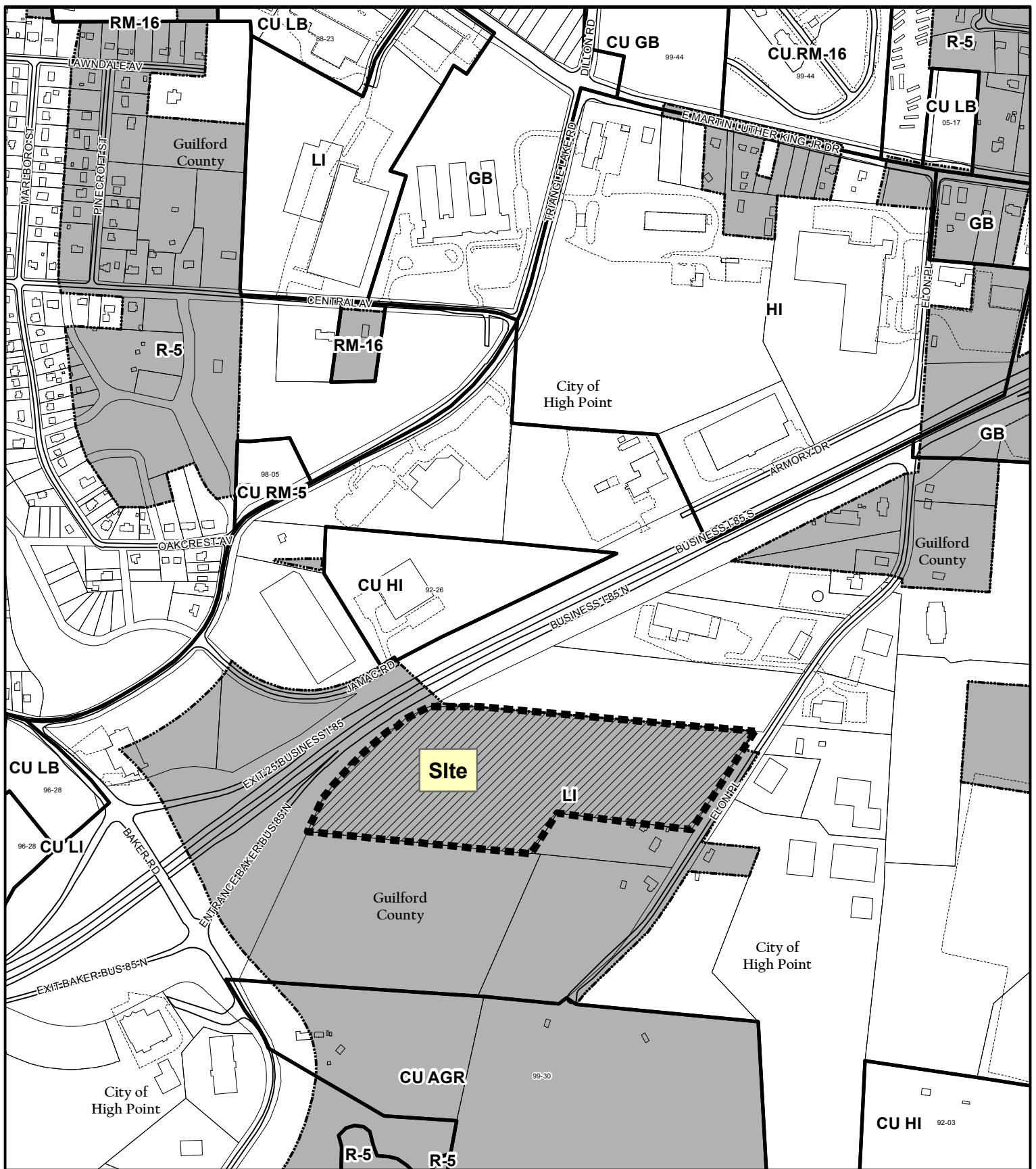
**City of High Point**

**Date:** August 2, 2017



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

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## ANNEXATION REQUEST AN-17-08

**Applicant:** Waste Industries, LLC  
**Area:** 19.86 acres (approximate)

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

**Planning & Development  
 Department**

**City of High Point**

**Date:** August 28, 2017



**Scale: 1"=600'**  
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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 City of High Point Parks & Recreation Administration Office at 5:30 p.m. on the 18<sup>th</sup> day of September, 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 September 18, 2017.

**ANNEXATION DESCRIPTION (Waste Industries, LLC)**

**Annexation Case 17-08 (AN-17-08)**

The annexation site is approximately 19.8 acres and lying along the west side of Elon Place, approximately 1,600 feet south of Business 85. The property is addressed as 1236 Elon Place and also known as Guilford County Tax Parcel 0161532; and more specifically described as follows:

BEGINNING AT A 1/2" EXISTING IRON PIPE LOCATED IN THE WESTERN RIGHT-OF-WAY OF ELON PLACE (S.R. #1159) HAVING N.C. GRID COORDINATES NAD 1983 OF NORTH(Y)= 803291.83 EAST(X)=1720166.97; SAID POINT BEING LOCATED 1,370 FEET FROM THE INTERSECTION OF ELON PLACE AND U.S. HIGHWAY 70/1-85 BUSINESS.

THENCE FROM THE POINT OF BEGINNING AND ALONG THE WESTERN RIGHT-OF-WAY OF ELON PLACE S 33°03'55" W A DISTANCE OF 532.67 FEET TO A 1/2" EXISTING IRON REBAR, THE NORTH EAST CORNER OF PHILLIP KOLLITHANATH, DEED BOOK 6933, PAGE 938; THENCE WITH THE NORTHERN LINE OF KOLLITHANATH N 85°02'27" W A DISTANCE OF 653.11 FEET TO AN EXISTING CONCRETE MONUMENT.

THENCE WITH THE WESTERN LINE OF KOLLITHANATH S 21°47'55" W A DISTANCE OF 200.66 FEET TO A 1" EXISTING IRON PIPE IN THE NORTHERN LINE OF SARLIE HAROLD THOMPSON, DEED BOOK 5316, PAGE 1458, PASSING THROUGH A 1" EXISTING IRON PIPE AT 198.26 FEET. THENCE WITH THE NORTHERN LINE OF THOMPSON N 85°19'14" W A DISTANCE OF 32.35 FEET TO A 1" EXISTING BENT IRON PIPE WITH A NAIL SET AT THE BASE, THE NORTH EAST CORNER OF C & M INVESTMENTS OF HIGH POINT, DEED BOOK 3935, PAGE 2166.

THENCE WITH THE NORTHERN LINE OF C & M INVESTMENTS N 85°09'40" W 949.97 FEET TO A 1" EXISTING IRON PIPE, THE NORTH EAST CORNER OF THE RIGHT-OF-WAY FOR SERVICE ROAD "D" THE NORTH WEST CORNER OF C & M INVESTMENTS AND THE SOUTH EAST CORNER OF THE STATE HIGHWAY COMMISSION, DEED BOOK 2583, PAGE 286 "NEW RIGHT OF WAY TRACT.

THENCE WITH THE STATE HIGHWAY COMMISSION PROPERTY ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 546.32 FEET, A RADIUS OF 1402.39 FEET, AND A CHORD BEARING OF N 42°41'54" E A DISTANCE OF 542.88 FEET TO A 1/2" CAPPED EXISTING IRON REBAR. THENCE CONTINUING WITH THE STATE HIGHWAY COMMISSION N 53°41'15" E A DISTANCE OF 324.88 FEET TO AN EXISTING CONCRETE MONUMENT IN THE SOUTHERN LINE OF ROBERT AND JUDY REES, DEED BOOK 6820, PAGE 1395.

THENCE WITH THE SOUTHERN LINE OF REES S 85°53'44" E A DISTANCE OF 1368.19 FEET TO THE POINT OF BEGINNING, CONTAINING 19.862 ACRES MORE OR LESS.

ALL AS SHOWN ON AN ANNEXATION SURVEY PREPARED BY EAGLE ENGINEERING, INC. (RUSSELL L. WHITEHURST, PLS) AND DATED JULY 3, 2017.

SECTION 2. Upon and after **September 18, 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 **18<sup>th</sup>** day of **September, 2017**.  
Lisa B. Vierling, City Clerk