

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 17-11

Willard Family Trust and Willard Survivors

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 20, 2017

Public Hearing: Yes

Advertising Date: November 10, 2017

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by the Willard Family Trust and Willard Survivors to consider a voluntary contiguous annexation of approximately 22.209 acres lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road. The property is also known as Guilford County Tax Parcel 0169933.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Annexation Case 17-11.

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

**STAFF REPORT
ANNEXATION 17-11
November 20, 2017**

Request	
Applicant: Willard Family Trust and Willard Survivors (Ruth S. Willard, Brenda Wood, John M. Willard)	Owners: Willard Family Trust and Willard Survivors (Ruth S. Willard, Brenda Wood, John M. Willard)
Proposal: Voluntary contiguous annexation.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 17-21 and Zoning Map Amendment 17-20

Site Information	
Location:	The site is lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road.
Tax Parcel Number:	Guilford County Tax Parcel 0169933.
Site Acreage:	Approximately 22.209 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:	An 86-unit townhome subdivision is proposed to be developed on the property.
Proposed Unit Type, Number and Average Value:	The applicant's developer estimates the cost for developing the proposed townhome subdivision to be approximately \$17,850,000.
Proposed Build-out Schedule:	Approximately 3-years
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 zoning site is wooded with a moderate to severely sloping terrain. A perennial stream runs in a west to east direction along the northern portion of the property and an intermittent stream runs in a south to north direction through the middle of the site.
Water and Sewer Proximity:	A 12-inch City water line terminates approximately 640 feet to the west at the intersection of Willard Dairy Road and Southwest School Road, and a separate water line terminates approximately 1,200 feet to the east near the intersection of Willard Dairy Road and Penny Road. An 8-inch City sewer line runs along the northern portion of the site following the perennial stream corridor.

General Drainage and Watershed:	The property drains in a general northerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for multi-family 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.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay (Zone 2)

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcels
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcels
East:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling, agricultural use with multiple accessory structures and a warehouse building
West:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling and agricultural use with multiple accessory structures

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Willard Dairy Road	Minor Thoroughfare	600 feet
Vehicular Access:	Access will be taken from Willard Dairy Road.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is surrounded by the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not warrant individual department comment.

Details of Proposal

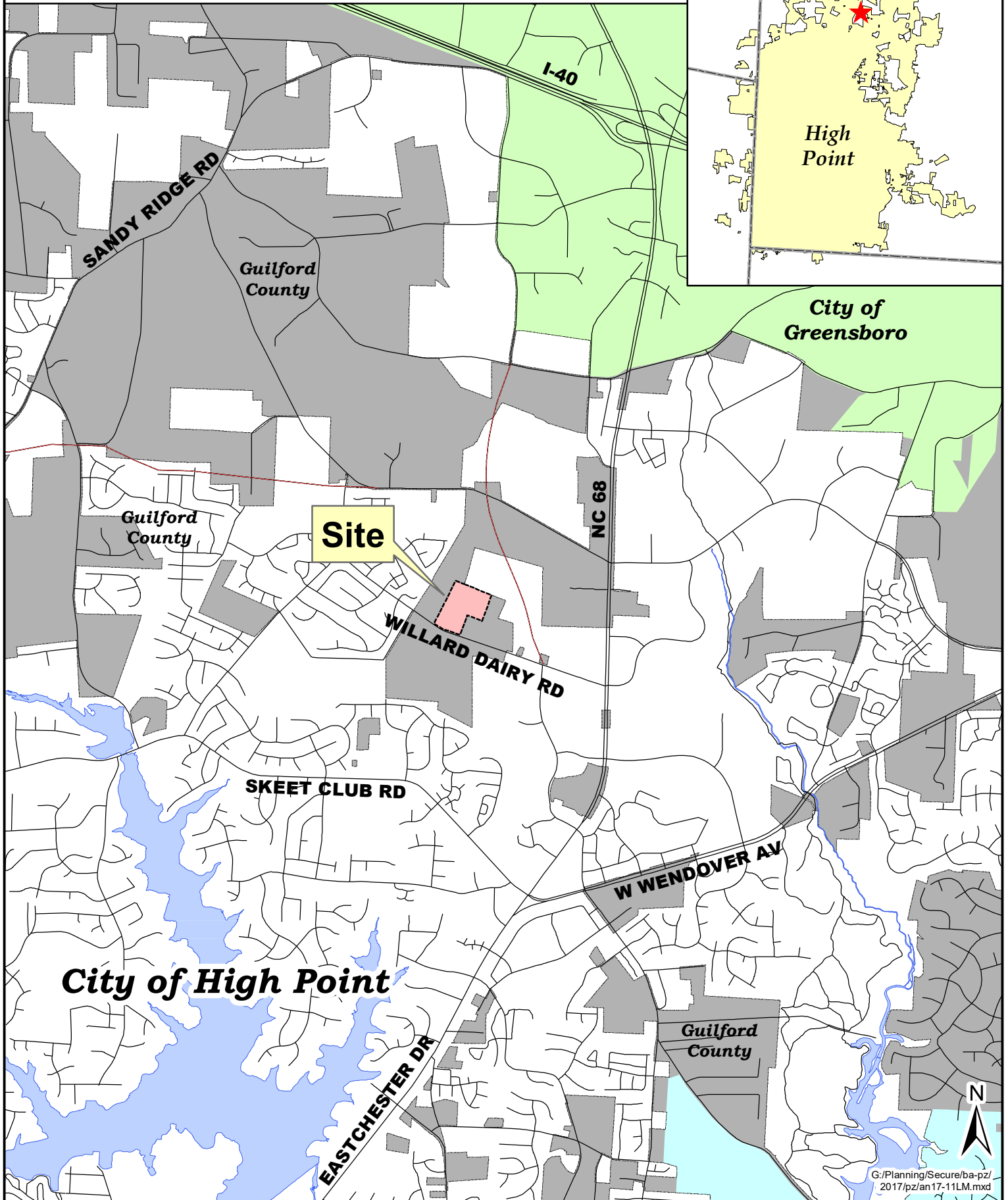
The applicant is requesting annexation to have access to City utilities for development of a residential subdivision. The annexation site is lying in the northern portion of the City's Planning Area and is generally surrounded by the High Point Corporate limits. There has been significant residential development to the east and commercial/industrial development to the southeast of the site. Therefore, this annexation petition represents a logical progression of the City's annexation policy and will not negatively impact the City's ability to provide services, as City services and service vehicles are already present in this area.

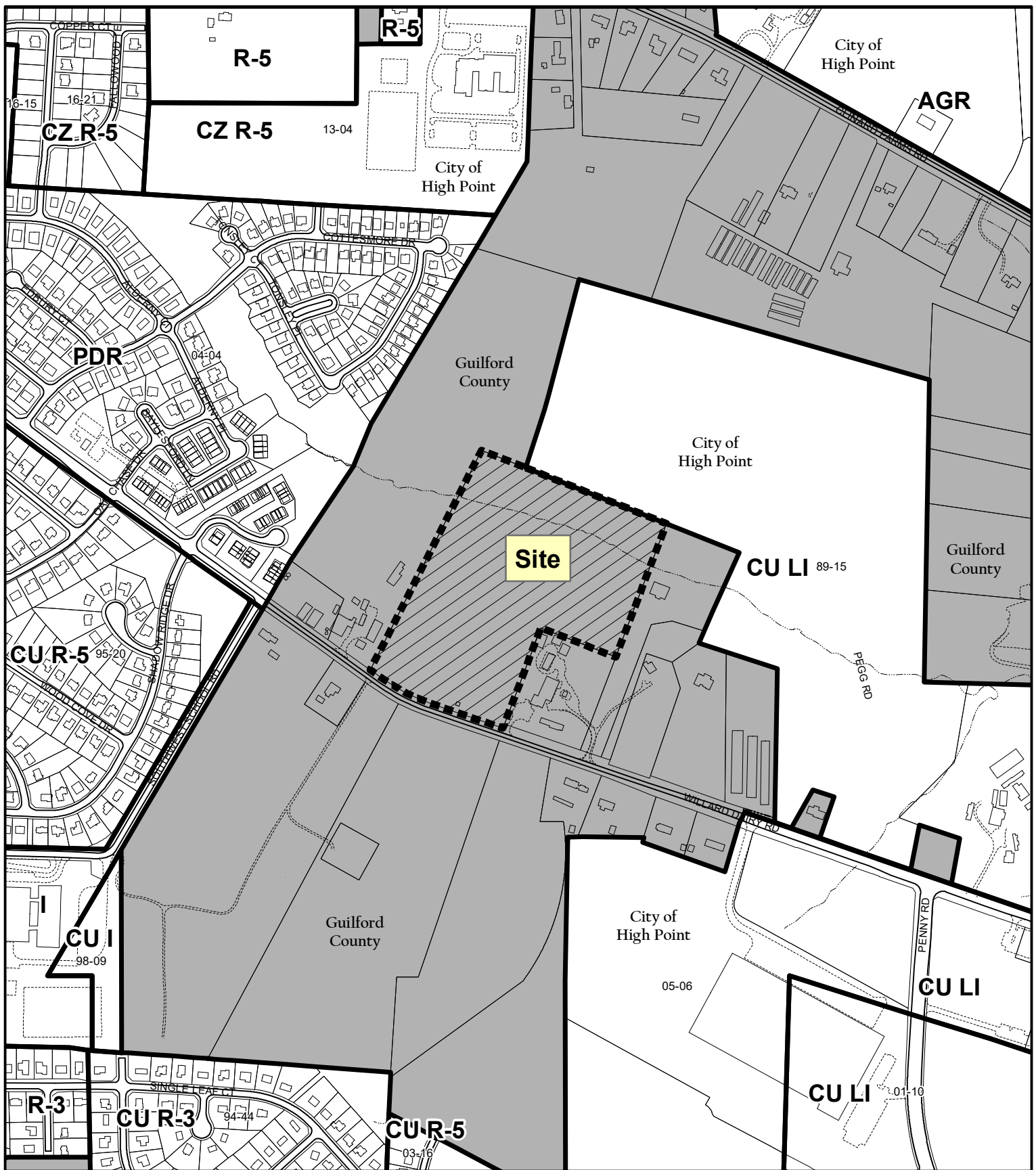
Report Preparation

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.

LOCATION MAP

ANNEXATION CASE: AN-17-11
Applicant: Willard Family Trust





ANNEXATION REQUEST AN17-11

Applicant: Willard Family Trust
Area: 22.209 acres

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

**Planning & Development
 Department**

City of High Point

Date: September 8, 2017



Scale: 1"=600'
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 2017/pz/an17-11.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 20th day of November 20, 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 November 20, 2017.

ANNEXATION DESCRIPTION

Willard Family Trust and Willard Survivors
(Ruth S. Willard, Brenda Wood, John M. Willard)

Annexation Case 17-11

BEGINNING at an iron pipe in the center of Willard Road, said iron pipe being South 52 degrees, 52 minutes, 50 seconds 266.61 feet from a corner of E. L. Willard presently owned land; thence North 26 degrees, 5 minutes, 50 seconds East along the line of E. L. Willard, 1158.61 feet to an iron pipe thence South 67 degrees, 8 minutes East 921.75 feet to an iron pipe and a new corner with

the land of Martha Clegg as shown on said map; thence South 22 degrees, 5 minutes, 20 seconds West 668.0 feet to an iron pipe, another comer with Martha Clegg; thence North 67 degrees, 8 minutes West 371.75 feet to an iron pipe, another comer with Martha Clegg; thence with the Martha Clegg line South 22 degrees, 5 minutes, 20 seconds West 509.10 feet to an iron pipe; thence with the center of Willard Road, North 68 degrees, 36 minutes, 40 seconds West 526.54 feet to a point; thence still with the center of said road, North 52 degrees, 52 minutes, 50 seconds West 148.23 feet to the point of BEGINNING, containing 22.209 acres, Book 7161 Page 2922 more or less, as shown on aforesaid plat as the property of H. M. Willard.

LESS AND EXCEPT such portions conveyed to others prior to the execution of this instrument, and such matters and things as may be revealed by a current survey. And being the same property acquired by the Willard Living Trust by deed recorded in Book R6987, Page 2820, Guilford County Registry.

SECTION 2. Upon and after **November 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 **20th** day of **November, 2017**.
Lisa B. Vierling, City Clerk