

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation Case 17-12**
 (Debbie Tucker Roberson and Martin T. Tucker)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: December 18, 2018

Public Hearing: Yes

Advertising Date: December 1, 2017

Advertised By: Planning & Development

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

PURPOSE:

A request by Debbie Tucker Roberson and Martin T. Tucker to consider a voluntary non-contiguous annexation of approximately 8.78 acres lying along the south side National Service Road, approximately 500 feet west of Tyner Road. The property is addressed as 8017 National Service Road and is also known as Guilford County Tax Parcel 0169800.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 17-12.

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

**STAFF REPORT
ANNEXATION 17-12
November 18, 2017**

Request	
Applicant: Debbie Tucker Roberson and Martin T. Tucker	Owners: Debbie Tucker Roberson and Martin T. Tucker
Proposal: Voluntary non-contiguous annexation	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 17-25

Site Information	
Location:	Lying along the south side of National Service Road, approximately 500 feet west of Tyner Road (8017 National Service Road).
Tax Parcel Number:	Guilford County Tax Parcel 0169800
Site Acreage:	Approximately 8.78 acres
Current Land Use:	Single family detached dwelling
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:	The property owner has a buyer that is proposing to establish a "Minor Manufacturing" use on the site.
Proposed Unit Type, Number and Average Value:	An approximately 120,000 square foot industrial building is proposed to be developed at a cost of approximately \$3,000,000.
Proposed Build-out Schedule:	Approximately one year.
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 site has a moderately sloping terrain with the western half of the property being heavily wooded. A drainage ditch runs in a north-to-south direction along the western portion of the property.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line lies along National Service Road, approximately 260 feet west of the site.
General Drainage and Watershed:	The site drains in a southerly 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, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area Airport Overlay (Zone 1)

Adjacent Property Zoning and Current Land Use			
North	CU-LI AG	Conditional Use Light Industrial District Agricultural District (Guilford County)	Undeveloped parcel and single-family dwelling
South:	AG	Agricultural District (Guilford County)	Undeveloped parcel
East:	AG	Conditional Use Light Industrial District	Industrial/manufacturing uses
West:	AG	Agricultural District (Guilford County)	Undeveloped parcel

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	National Service Road	Minor Thoroughfare	600 ft.
Vehicular Access:	One point of access shall be allowed to National Service 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 to facilitate development of an industrial use. This property is situated in the northern portion of the City's planning area, and is designated on the adopted Land Use Plan Map for Restricted Industrial uses. There have been a number of annexation approvals to allow Restricted Industrial type uses in this portion of the City's Planning area since the 1990s. The site abuts the City's corporate limits along its eastern boundary and is adjacent to parcels that are within the City limits to the north and west.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded 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

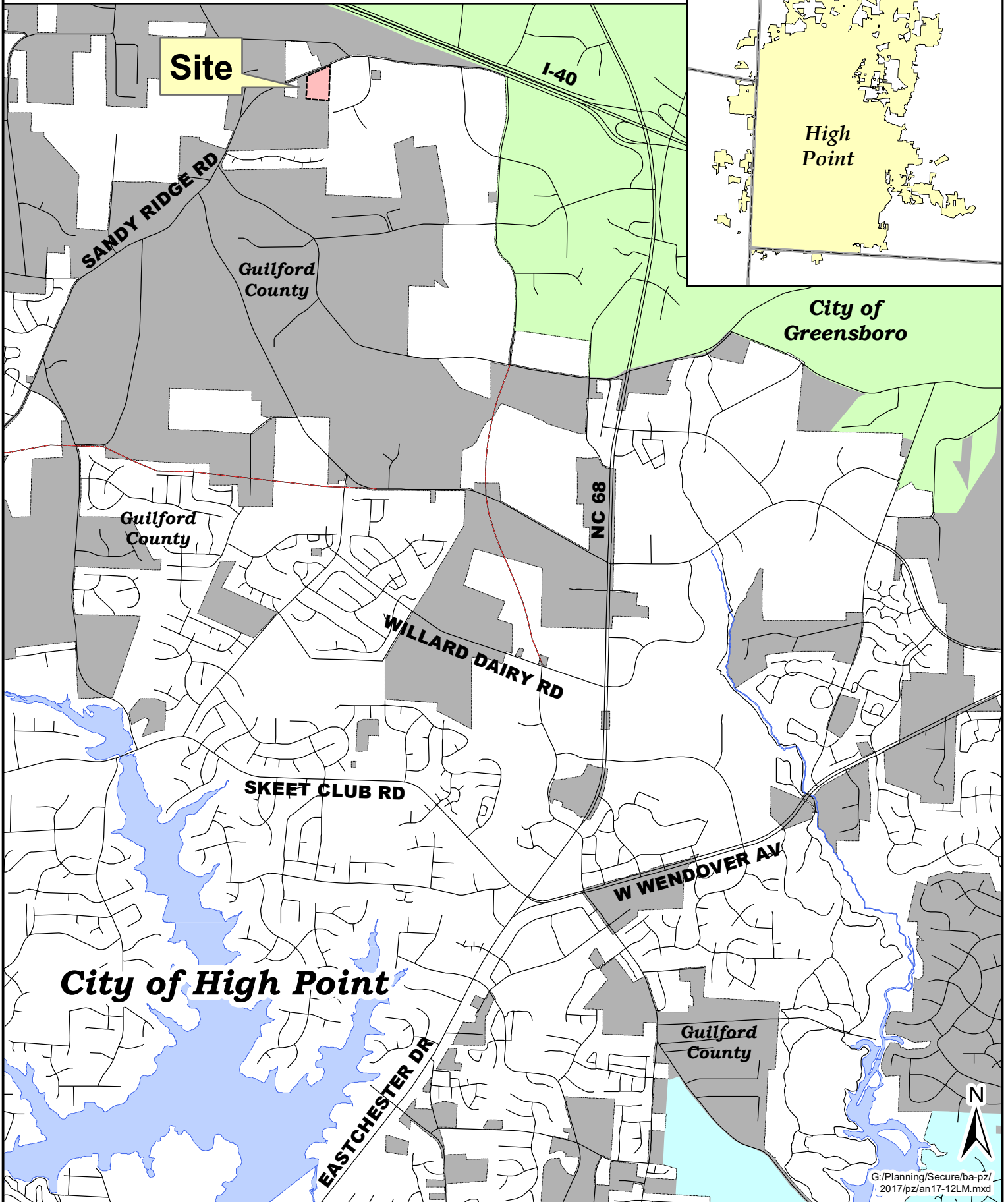
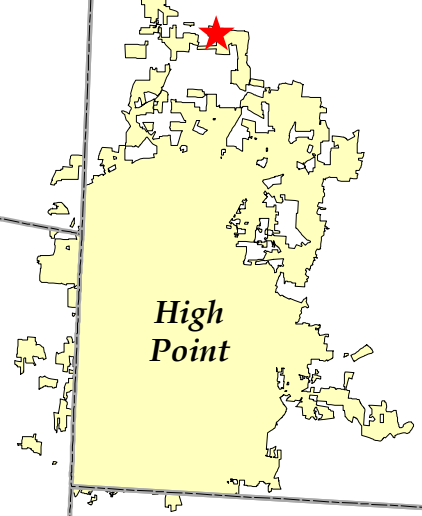
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

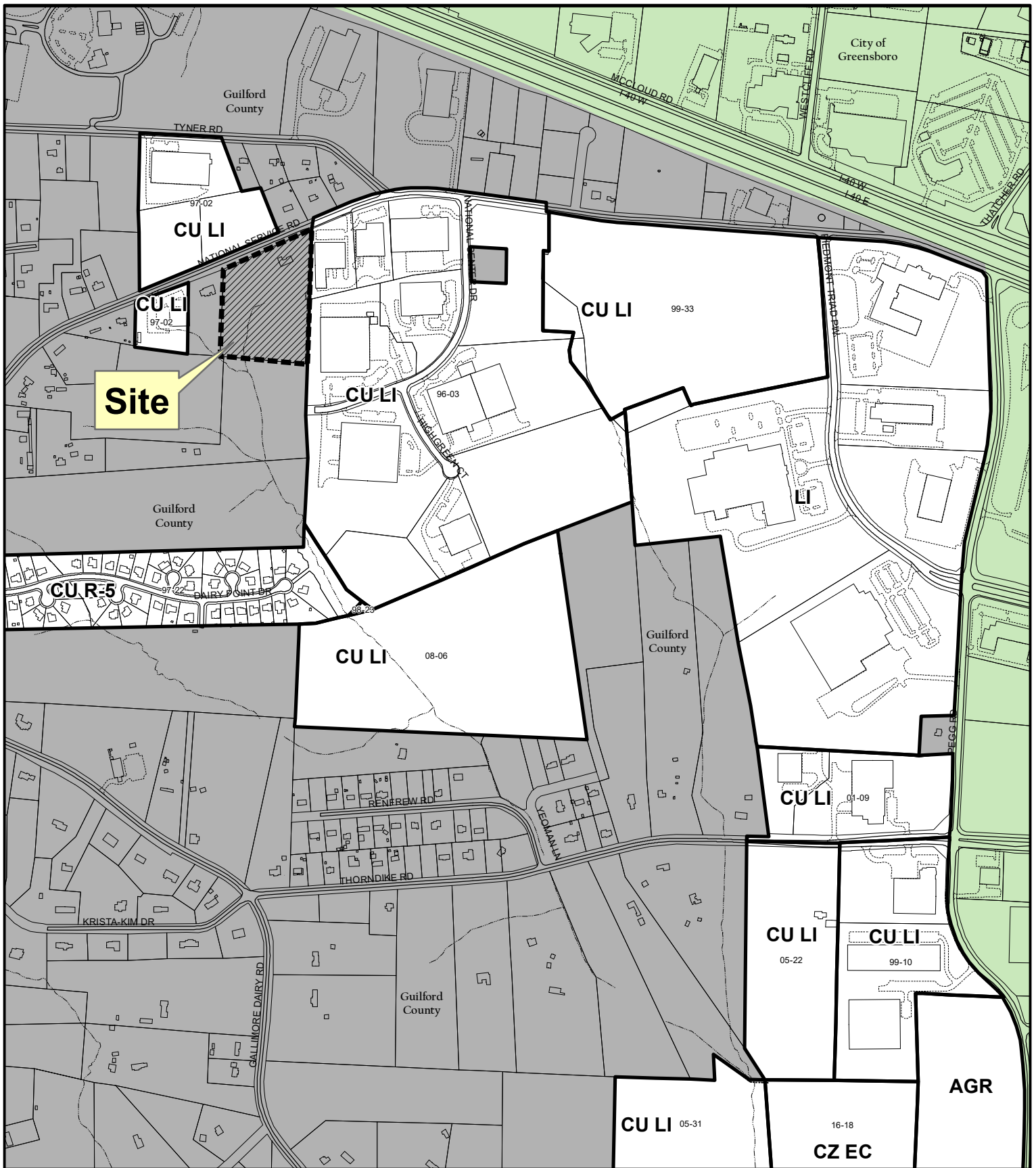
LOCATION MAP

ANNEXATION CASE: AN-17-12

Applicant: Debbie T. Roberson and Martain T. Tucker

Vicinity Map





ANNEXATION REQUEST AN-17-02

Applicant: Debbie T. Roberson and Martain T. Tucker
Area: 8.78 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: October 4, 2017



Scale: 1"=800'

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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-58.1, 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 18th day of December, 2017; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 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-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **December 18, 2017**.

ANNEXATION DESCRIPTION

Debbie Tucker Roberson and Martin T. Tucker

Annexation Case 17-12 (AN-17-12)

Guilford County Tax Parcels 0169800 (8017 National Service Road)

Being all that certain tract or parcel of land lying and being in Deep River Township, Guilford County, North Carolina, being more particularly described as follows:

BEGINNING at a metal rebar found in the westerly line of Lot 1-D of the Piedmont Corporate Park Subdivision (Plat Book 143, Page 83, Guilford County Register of Deeds Office), said rebar being also the northeasterly corner of property owned, now or formerly by Dennis Wade Robinson and Paulette D. Bull Robinson (Deed Book 1575, Page 621, Guilford County Register of Deeds Office), said rebar having North Carolina State Plane Grid Coordinates(NAD 83/2011) of North (y) = 850,222.31 feet and East (x) = 1,709,007.58 feet; running thence with the northerly line of Robinson North 83 deg 51' 24" West a distance of 536.04 feet to an iron pipe found, the southeasterly corner of Lot 3 of the Sarah Tucker Monroe Subdivision (Plat Book 77, Page 97, Guilford County Register of Deeds Office); thence with the easterly line of said Lot 3 North 00 deg 42' 54" West a distance of 575.31 feet (passing an iron pipe set at a distance of 529.94 feet; passing an iron pipe found at a distance of 544.57 feet) to a point in the centerline of National Service Road [SR 1844]; thence with the centerline of National Service Road [SR 1844] North 67 deg 04' 01" East a distance of 579.15 feet to a point in the centerline of said road; thence South 00 deg 27' 02" East, falling in with the westerly line of Lot 1-C (Plat Book 129, Page 26, Guilford County Register of Deeds Office) and Lot 1-D of the Piedmont Corporate Park Subdivision (Plat Book 143, Page 83, Guilford County Register of Deeds Office), a distance of 858.33 feet (passing an iron pipe set at 45.46 feet; passing an iron pipe found at a distance of 462.79 feet; passing a pinched-top iron pipe found at a distance of 569.47 feet) to the point and place of BEGINNING, containing 8.787 acres, more or less.

SECTION 2. Upon and after **December 18, 2017** the foregoing property 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-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for **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, thereof, together with a duly certified copy of this ordinance.

Adopted by City Council,
this the **18th** day of **December, 2017**.
Lisa B. Vierling, City Clerk