

CITY OF HIGH POINT

AGENDA ITEM



Title: Voluntary Contiguous Annexation
Annexation Case 18-03 (Elfrida Mensah and Natasha Kay Kroma)

From: Lee Burnette, Planning & Development
Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: August 31, 2018

Planning & Development

Advertised By:

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

PURPOSE:

A request by Elfrida Mensah and Natasha Kay Kroma to consider a voluntary contiguous annexation of approximately 1.3 acres lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcels 0157583.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 18-03.

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

**STAFF REPORT
ANNEXATION 18-03
September 17, 2018**

Request	
Applicant: Elfrida Mensah and Natasha Kay Kroma	Owners: Elfrida Mensah and Natasha Kay Kroma
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 18-11

Site Information	
Location:	The property is lying along the east side of Penny Road, approximately 425 feet south of Eagle Glen Road.
Tax Parcel Number:	Guilford County Tax Parcels 0157583
Site Acreage:	Approximately 1.3 acres
Current Land Use:	Undeveloped
Current Fire District:	The site is within the Deep River Fire District. Guilford County has contracted with the City of High Point to provide fire protection services to the unincorporated areas within the fire district.
Proposed Development:	Single family detached dwelling.
Proposed Unit Type, Number and Average Value:	The applicant is proposing to develop one single family dwelling on this site with an approximate value of \$339,478.
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 no noteworthy features.
Water and Sewer Proximity:	A 12-inch City water line and a 24-inch City sewer line lie adjacent to the site along Penny Road.
General Drainage and Watershed:	The site drains in a general southwesterly direction and development is subject to the City Lake Critical Area (WCA) requirements. Engineered storm water 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 District(s):	City Lake Critical Area – Tier 4.

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling
	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped
East:	PNR	Parks and Recreation District (<i>Town of Jamestown</i>)	Jamestown Park
West:	CU R-3	Conditional Use Residentials Single Family – 3 District	Single family detached dwellings (<i>Meadowridge Subdivision</i>)
	CU	Conditional Use Residential	Single family attached dwellings
	RM-5	Multifamily – 5 District	(<i>Eagle Glen Subdivision</i>)

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Penny Road	Major Thoroughfare	175 ft.
Vehicular Access:	Driveway access from Penny Road.		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site abuts the City's corporate limits. Annexation petitions for property 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 a single family dwelling on a 1.3-acre parcel. The City of High Point corporate limits crosses Penny Road and abut the proposed annexation site. Previously, several voluntary annexation petitions were approved along the east side of Penny Road to the north and south of this current petition. This annexation petition represents a logical progression of the City's annexation policy for this area. The proposed annexation site is generally surrounded by the City's corporate limits and City services 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.

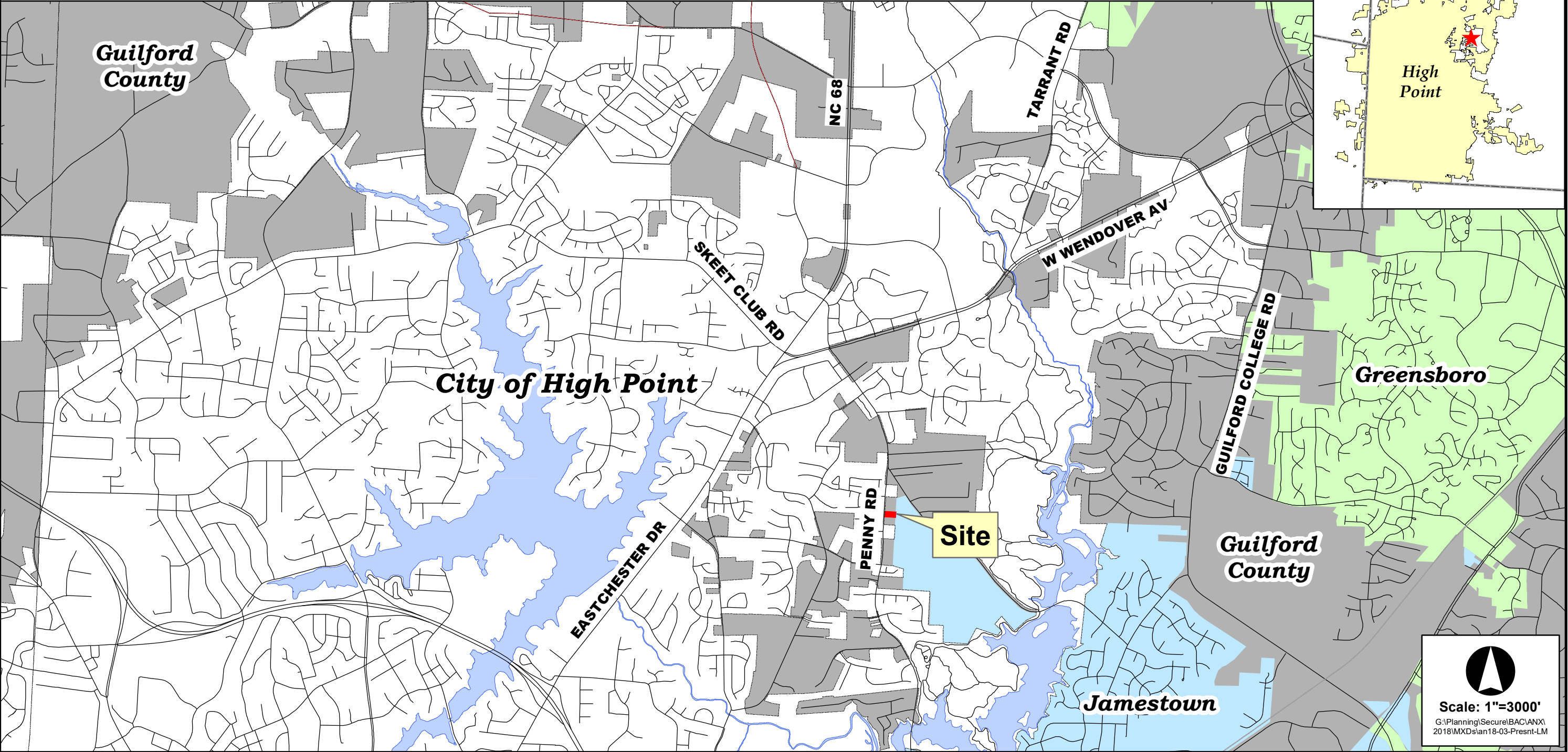
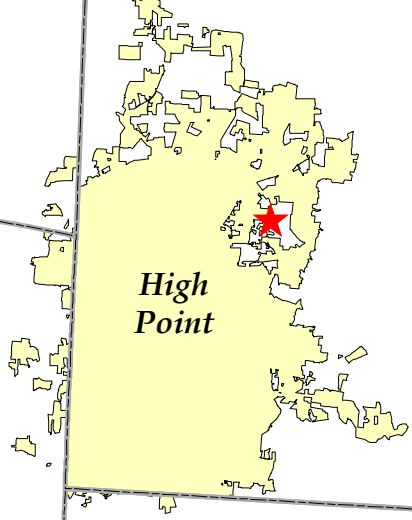
Report Preparation


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

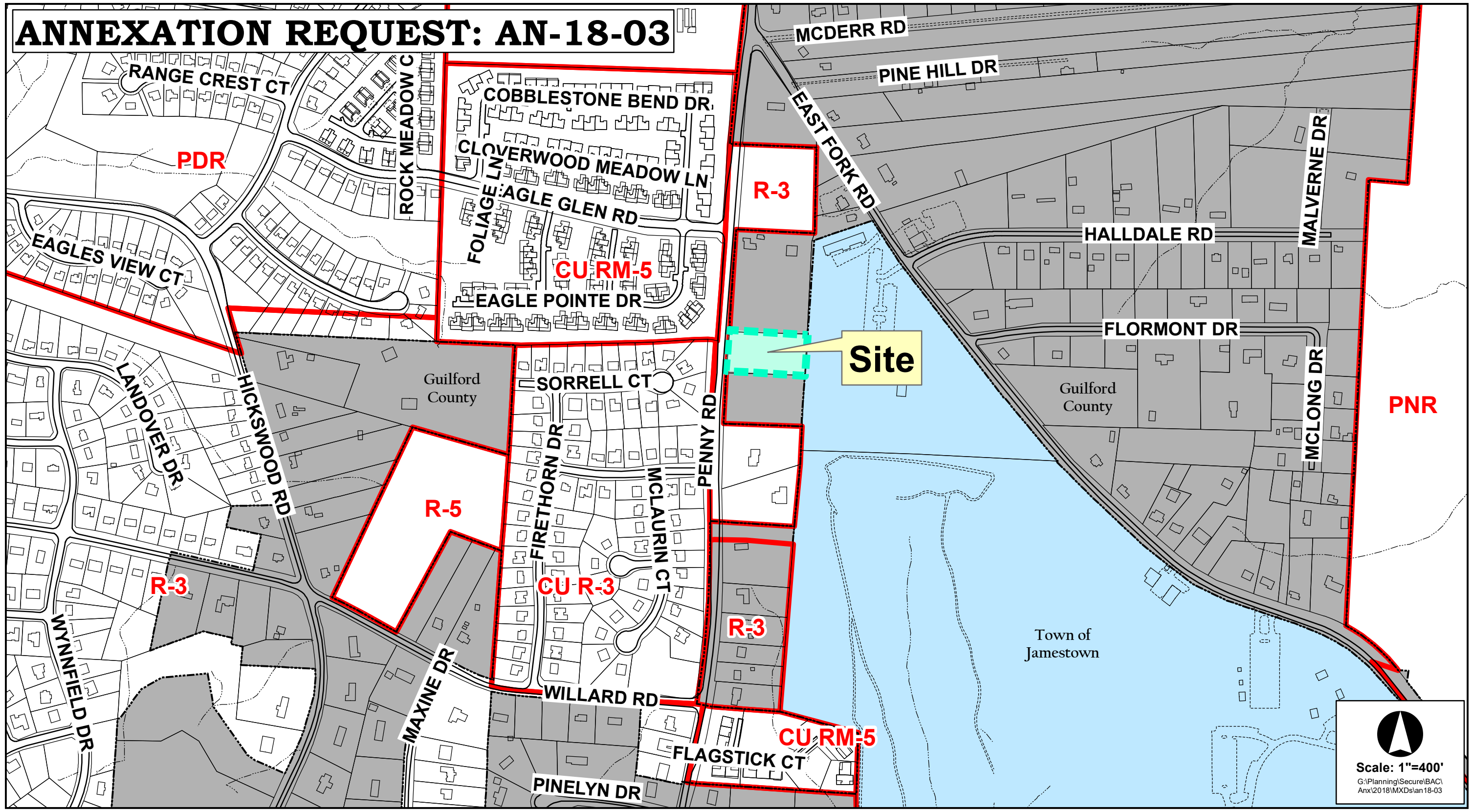
ANNEXATION REQUEST: AN-18-03
Applicant: Elfrida Mensah & Natasha K. Kroma

Vicinity Map




Scale: 1"=3000'
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ANNEXATION REQUEST: AN-18-03



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / 18-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 17th day of September, 2018; 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 17, 2018.

ANNEXATION DESCRIPTION

(Elfrida Mensah and Natasha Kay Kroma)

Annexation Case 18-03 (AN-18-03)

Being a parcel of land on the east side of Penny Road located in High Point Township and Jamestown Township, Guilford County, North Carolina and being all of Lot 1 as shown on a plat

for Mary Ann Cherry and Robert E. Cherry as recorded in Plat Book 197 page 17 in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern right of way of Penny Road, said point being the southwestern corner of property owned by Mary Ann Cherry and Robert E. Cherry (Deed Book 7781 Page 836), thence with the Cherry's southern line S. 86-40-43 E. 329.90 feet to a bent existing iron pipe in the line of property owned by the Town of Jamestown (Deed Book 4684 Page 398; thence with the line of the Town of Jamestown property S. 04-36-26 W. 175.66 feet to an existing iron pipe, the northeastern corner of Lot 2, of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 page 17 in the Guilford County Registry; Thence with the northern line of Lot 2, N. 86-40-43 W. 329.93 feet to an existing iron pipe on the eastern right of way of Penny Road; thence with the eastern right of way of Penny Road N. 04-36-58 E. 175.66 feet to the point and place of beginning and containing 1.330 acres more or less.

SECTION 2. Upon and after **September 17, 2018** 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 **17th** day of **September, 2018**.
Lisa B. Vierling, City Clerk