

CITY OF HIGH POINT

AGENDA ITEM



Title: Voluntary Contiguous Annexation
Annexation Case 18-02 (Briggs Development Trust)

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 Briggs Development Trust to consider a voluntary contiguous annexation of approximately 38 acres lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. The property is also known as Guilford County Tax Parcels 0196595 & 0196580.

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 18-032.

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

**STAFF REPORT
ANNEXATION 18-02
September 17, 2018**

| Request | |
|---|--|
| Applicant: Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee) | Owners: Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee) |
| Proposal: Voluntary contiguous annexation | Effective Date: Upon adoption. |
| | Associated Zoning Case: Zoning Map Amendment 18-09 |

| Site Information | |
|--|--|
| Location: | Lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. |
| Tax Parcel Numbers: | Guilford County Tax Parcels 0196595 & 0196580. |
| Site Acreage: | Approximately 38 acres |
| Current Land Use: | Single family dwelling and an undeveloped parcel |
| 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: | Mixed residential development consisting of multifamily (apartments) and townhome structures. |
| Proposed Unit Type, Number and Average Value: | The applicant is proposing to develop a mixed residential development consisting of approximately 297 multifamily units and approximately 159 townhome units. |
| Proposed Build-out Schedule: | No information has been provided by the applicant. |
| 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 is heavily wooded with a moderately sloping terrain. A perennial stream runs in an east-west direction through the middle of the site. |
| Water and Sewer Proximity: | A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Penny Road. Furthermore, an 8-inch City water line and an 8-inch City sewer line are located to the northwest within Woodpark Drive. |
| General Drainage and Watershed: | The site drains in a general westerly 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 District: | City Lake General Watershed Area (GWA) |

| Adjacent Property Zoning and Current Land Use | | | |
|--|------------------------|---|---|
| North: | CU RM-16 | Conditional Use Residential Multifamily-16 District | Single family attached dwellings |
| South: | R-3 CU-AGR | Residential Single Family-3 District Conditional Use Agricultural District | Single family dwelling, wireless telecommunication tower, greenhouses, and transmission line |
| East: | R-5 RS-40 | Residential Single Family-5 District Residential Single Family-40 District | Florence Elementary School and single family dwellings |
| West: | PDR CU RM-16 R-3 | Planned Development Residential Conditional Use Residential Multifamily-16 District Residential Single Family-3 District | Single family dwellings, wireless telecommunication tower, and single family attached dwellings |

| Transportation Information | | | |
|-----------------------------------|---|-----------------------|-------------------------|
| Adjacent Streets: | Name | Classification | Approx. Frontage |
| | Penny Road | Major Thoroughfare | 1,167 ft. |
| Vehicular Access: | Public street and private driveway access from Penny Road. Public Street access from Hickwood Forest Drive. | | |

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 property within close proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant is requesting to annex two parcels, with an overall area of approximately 38 acres, to facilitate the development of a 456-unit mixed residential development consisting of multifamily and townhome dwellings. This annexation petition represents a logical progression of the City's annexation policy for this area. The proposed annexation site is 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

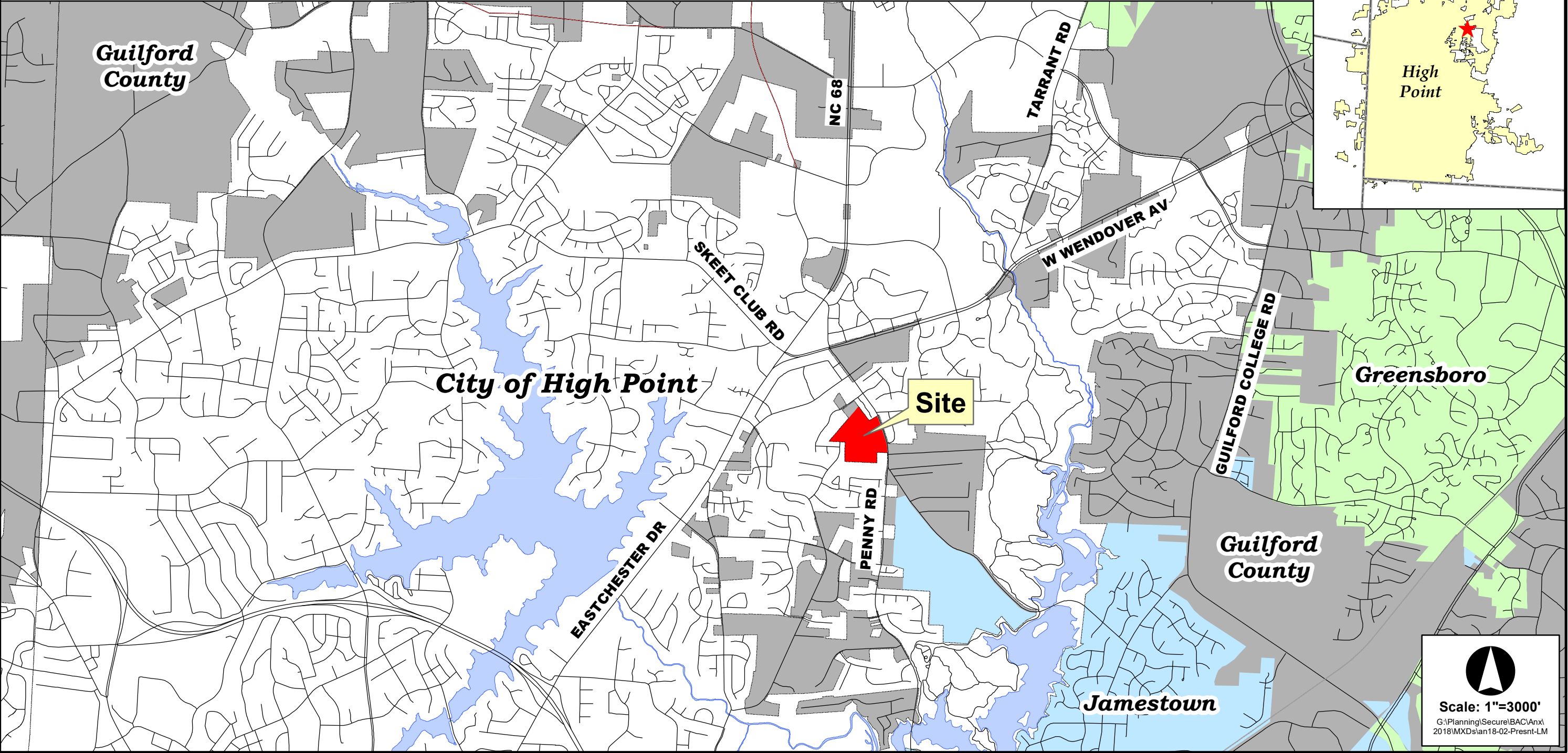
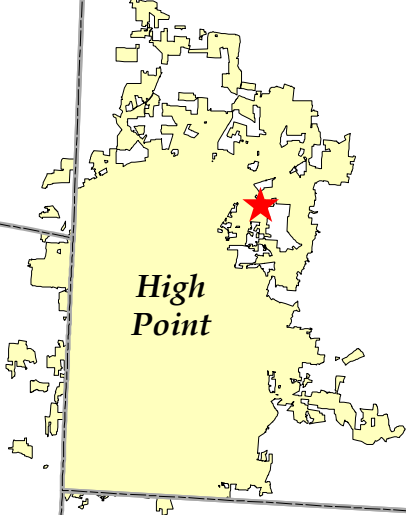
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION REQUEST: AN-18-02

Applicant: Briggs Development Trust, E Leroy Briggs & Benjamin Briggs II Trustees

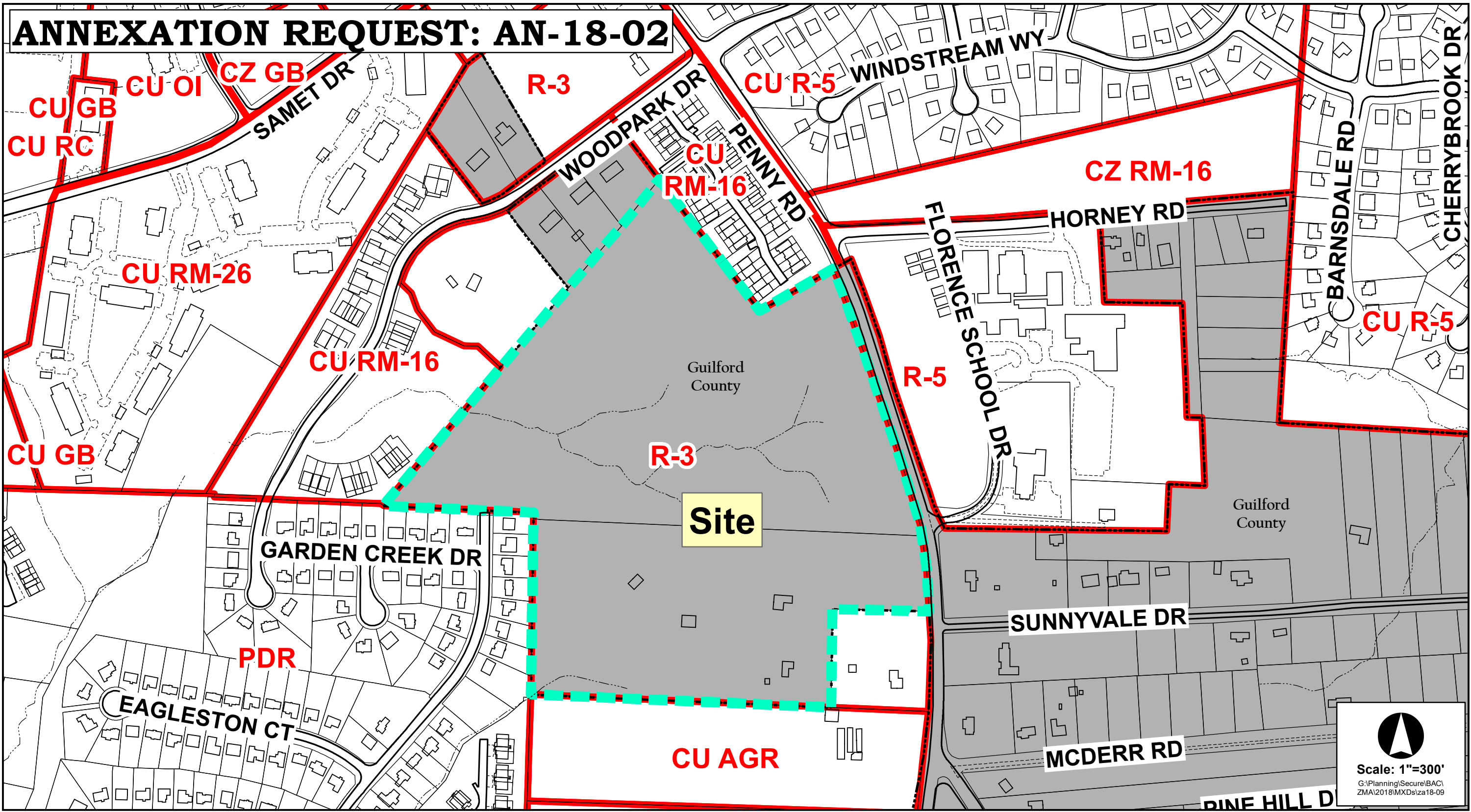
Vicinity Map



Scale: 1"=3000'

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ANNEXATION REQUEST: AN-18-02



Scale: 1"=300'

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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 / 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

Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)
Annexation Case 18-02 (AN-18-02) - Guilford County Tax Parcels 0196595 & 0196580.

BEGINNING at a point on the western right of way line of Penny Road, the southeast corner of Parkhill Townhomes, Phase 4 as shown on Plat Book 162 Page 20, said point lying on the current High Point City Limit line; **THENCE**, with the City Limit Line N52°52'19"E, 14.94 feet to a point; **THENCE**, a line along the current western right of way of Penny Road, the following four (4)

calls: 1) S22°00'41"E, 199.95 feet to a point; 2) S17°31'41"E, 620.99 feet to a point; 3) S09°28'59"E, 287.76 feet to a point and S01°27'43"E, 58.30 feet to a point, the northeast corner of Benjamin Briggs, Plat Book 119, Page 125, a corner of the current High Point City Limit line; THENCE, with Briggs and the current City Limit Line, the following two (2) calls: 1) N86°45'51"W, 308.95 feet to a point and 2) S02°21'10"W, 311.24 feet to a point, a corner in the northern line of Haren Raley & Susan Holmes, Plat Book 115, Page 49; THENCE, with Raley & Holmes, and the City Limit line, N87°40'05"W, 946.97 feet to a point, a corner in the eastern line of the Hickwood Forest Subdivision (Phase IV), Plat Book 143, Page 142; THENCE, with the Hickwood Forest Subdivision, and the City Limit line, the following two (2) calls: 1) N01°34'50"E, 579.08 feet to a point and 2) N87°38'46"W, 478.71 feet to a point, a corner with Castle Pines at Hickwood Forest, Plat Book 155, Page 104, in the northern line of Hickwoods Forest; THENCE, with Castle Pines and the City Limit line, N40°25'29"E, 568.89 feet to a point, a corner of Castle Pines and Edward H. Jordan, Deed Book 2398, Page 617; THENCE, with Jordan, N40°35'38"E, 355.69 feet to a point, a corner of the current High Point City Limit line; THENCE, the following three (3) calls: 1) N40°35'38"E, 137.15 feet, 2) N40°35'38"E, 137.15 feet and 3) N40°35'38"E, 154.68 feet to a point in the western line of Parkhill Townhomes, said point on the current High Point City Limit line; THENCE, with the Parkhill Townhomes and the City Limit Line, the following two (2) calls: 1) S37°07'05"E, 527.13 feet to a point and N52°52'19"E, 262.64 feet to the Point of Beginning; having a total area of 38.099 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