

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 18-05
(*The Presbyterian Homes, Inc.*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 5, 2018

Public Hearing: Yes

Advertising Date: October 19, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by the Presbyterian Homes, Inc. to consider a voluntary contiguous annexation of approximately 61.1 acres lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road. The property is also known as Guilford County Tax Parcels 0169205 and 0169210.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 18-05.

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

**STAFF REPORT
ANNEXATION 18-05
November 5, 2018**

Request	
Applicant: The Presbyterian Homes, Inc.	Owners: The Presbyterian Homes, Inc.
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 18-15

Site Information	
Location:	Lying approximately 1,900 feet north of the intersection of Sandy Ridge Road and Squire Davis Road, along the east and west sides of the W. Fork Deep River.
Tax Parcel Numbers:	Guilford County Tax Parcels 0169205 and 0169210
Site Acreage:	Approximately 61.1 acres
Current Land Use:	Undeveloped
Current Fire District:	The site is currently in the Colfax Rural Fire District. If annexed, the property will be served by the City of High Point Fire Department.
Proposed Development:	None at this time.
Proposed Unit Type, Number and Average Value:	Not applicable
Proposed Build-out Schedule:	Not applicable
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site is heavily wooded with the eastern half of the site impacted by a perennial stream, floodplains and a utility easement. The W. Fork Deep River and its corresponding 100 & 500-year flood plains runs in a north to south direction through the eastern portion of the site. Also, a 100-foot-wide Davidson Electric Membership utility right-of-way runs in a north to south direction through the eastern portion of the site.
Water and Sewer Proximity:	A 16-inch City sewer line lies along the eastern boundary of the site adjacent to the stream corridor.
General Drainage and Watershed:	The site drains in an easterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Engineered stormwater 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 two units per acre or more
Overlay District:	Oak Hollow Lake General Watershed Area (GWA) Airport Overlay Zone 4

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcels
South:	RS-40	Single Family Residential-40 District (<i>Guilford County</i>)	Single family dwelling and undeveloped parcels
	AG	Agricultural District (<i>Guilford County</i>)	
East:	PD-P	Planned Development – Periphery District	River Landing continuing care retirement community
West:	AG	Agricultural District (<i>Guilford County</i>)	Single Family dwelling

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Sandy Ridge Road		None
Vehicular Access:	<p><u>Access to the east:</u> Subject to obtaining required environmental permits for a stream crossing, access may be obtained through the existing River Landing development.</p> <p><u>Access to the south:</u> Via access easement, from Idol Wind Lane to Sandy Ridge Road.</p>		

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 requested annexation site is owned by the Presbyterian Homes, Inc., the parent company of the River Landing continuing care retirement community that lies to the east. No development is currently proposed for the property, as it is to be used to offset impervious coverage and stormwater impacts occurring on the River Landing campus as a result of the development of additional residences.

The requested annexation site is within the northern part of the City's Planning Area and abuts the City's corporate limits along its eastern property boundary. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations, totaling more than 1,182 acres, since the 1990s. City services have been established in this area and City vehicles provide services to multiple developments along Johnson Street and Sandy Ridge Road. This annexation petition represents a logical progression of the City's annexation policy for this area and it will not negatively impact the City's ability to provide services.

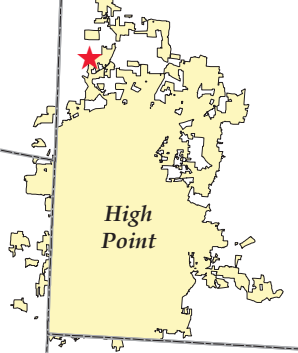
Report Preparation

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-18-05
Applicant: PRESBYTERIAN HOMES INC

Vicinity Map



Site

Forsyth County

Guilford County

Guilford County

City of Greensboro

Guilford County

City of High Point

SANDY RIDGE RD

I-40

NC 68

WILLARD DAIRY RD

SKET CLUB RD

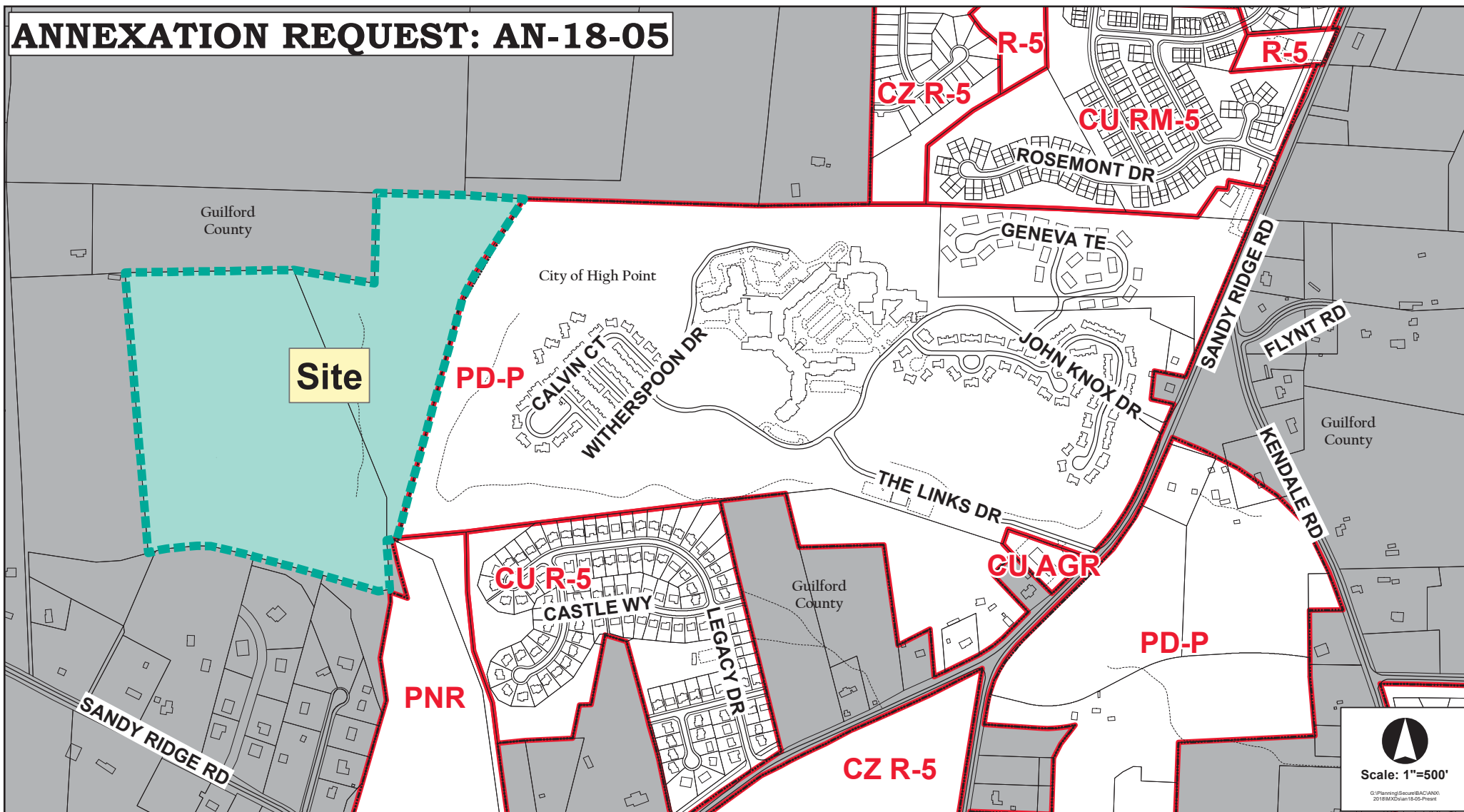
W WENDOVER AV



Scale: 1"=3000'

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ANNEXATION REQUEST: AN-18-05



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 5th day of November, 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 **November 5, 2018**.

ANNEXATION DESCRIPTION

The Presbyterian Homes, Inc.
Annexation Case 18-05 (AN-18-05)

Tract 1 (40.38 acre parcel)

Beginning at a 1" iron pin located S 79°34'09" W 56.06' from a 1.5" iron pin in the northwest corner of the property of The Presbyterian Homes, Inc. (Book 4778 Page 857 - PIN 6894-82-1519); thence from the beginning point S 04°17'16" B 261.87' to an iron pin set; thence S 79°56'42" W 61.95' to an iron pin set, a corner with Guilford County Open Space (Plat Book 110 Page 144 - PIN 6894-72-5487);

thence along and with the property lines of Guilford County Open Space and then Thetford Estates (Plat Book 110 Page 144) N 74°44'44" W 368.19' to an iron pin set, a corner with other Guilford County Open Space (Plat Book 145 Page 29 - PIN 6894-72-2611); thence along and with the property line of other Guilford County Open Space (Plat Book 145 Page 29 - PIN 6894-72-2611) N 75°1'10" W 374.16' to a T-Post, a corner with the property of Nelson H. Leonard and Jane D. Leonard (Book 2859 Page 981 - PIN 6894-61-6819); thence along with the property lines of Leonard the following four (4) courses and distances: (1) thence N 17°56'32" W of 17732' to an iron pin set; (2) thence N 88°38'49" W 129.47' to an iron pin set; (3) thence S 88°15'11" W 100.88' to an iron pin set; and (4) thence S 86°43'11" W 94.63' to a point, a corner with the property of Timothy D. Terrell and Peggy O. Terrell (Book 4967 Page 751 - PIN 6894-62-2523); thence along and with the property line of Terrell S 57°47' W 120.1' to a point, a corner with the property of Coy Idol and Helen Idol (Book 2200 Page 777 - PIN 6894-63-1462); thence along and with the property line of Coy E. Idol and Helen M. Idol (Book 2200 Page 777 - PIN 6894-63-1462) N 05°3'24" W crossing a 1" pinch top iron pin at 14.65' and continuing an additional 1451.35' for a total distance of 1466.00' to a pinch top iron pin in the property line of other property of Coy E. Idol and Helen M. Idol (Book 2425 Page 11 - PIN 6894-64-9349); thence along and with the property line of Coy E. and Helen M. Idol (Book 2425 Page 11 - PIN 6894-64-9349) N 88°8'12" E 893.59' to a 1" iron pin 1" high (N:844223.42 E:1697283.32), a corner with other property of the Grantor (Book 2425 Page 9 - PIN 6894-73-8853); thence along and with the property line of other property of the Grantor (Book 2425 Page 9 - PIN 6894-73-8853) S 23°00'11" E 1305.00' to a point; thence S 00°0'53" E 226.83' to the point and place of beginning, having an area of 1758860.9 square feet/40.38 acres, more or less, and shown on a survey prepared by David J. Sgroi, Professional Land Surveyor, dated 4/4/18, Project 18-37.

Tax Parcel reference: 0169210

PIN: 6894-73-1359

Back Deed reference: Book 2217 Page 201

Tract 2 (20.72 acre parcel)

Beginning at a 1.5" iron pin in the northwest corner of the property of The Presbyterian Homes, Inc. (Book 4778 Page 857 - PIN 6894-82-1519), thence S 79°34'09" W 56.06' to a 1" iron pin in the property line of other property of the Grantor (Book 2217 Page 201 - PIN 6894-73-1359); thence along and with other property of the Grantor the following two (2) courses and distances: (1) N 00°0'53" W 226.83' to a point and (2) N 23°00'11" W 1305.00' to a 1" iron pin 1" high (N:844223.42 E:1697283.32) in the property line of Coy E. Idol and Nancy M. Idol (Book 2425 Page 11 - PIN 6894-64-9349), thence along and with the property line of Coy E. Idol and Helen M. Idol (Book 2425 Page 11 - PIN 6894-64-9349) the following two (2) courses and distances: (1) S 81°10'11" E 434.69' to a 2" iron pin (N:844156.70 E:1697712.86) and (2) N 00°44'18" E 478.48' to a 2" iron pin in the property line of Cox WF and Co Inc. (Book 1607 Page 402 [Tract 1] - PIN 6894-66-9077); thence along and with the property line of Cox WF and Co Inc. and then with the property line of Kenneth A. Sampson Jr. and Janet D. Sampson (Book 4395 Page 1080 - PIN 6894-95-3191) S 88°01'32" E 782.6T to a 2" iron pin, a corner with the property of The Presbyterian Homes, Inc. (Book 4738 Page 406 - PIN 6894-93-7695); thence along and with the property lines of The Presbyterian Homes Inc. (Book 4738 Page 406 - PIN 6894-93-7695) the following three (3) courses and distances: (1) S 32°7'25" W 462.63' to a square bar; (2) thence S 26°39'54" W 157.39' to a 1" iron pin and (3) thence S 14°34'27" W 1322.38' to the point and place of beginning, having an area of 902662.8 square feet/20.72 acres, and

shown on a survey prepared by David J. Sgroi, Professional Land Surveyor, dated 4/4/18 Project 18-37.

Tax Parcel reference: 0169205

PIN: 6894-73-8853

Back Deed reference: Book 2425 Page 9

SECTION 2. Upon and after **November 5, 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 Davidson 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 **5th** day of **November, 2018**.
Lisa B. Vierling, City Clerk