

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 19-01**
 (Renaissance Road, Inc.)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: March 18, 2019

Public Hearing: Yes

Advertising Date: March 1, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Renaissance Road, Inc. to consider a voluntary contiguous annexation of an approximate 4.9 acre parcel lying along the north side of Harvey Road, approximately 700 feet west of Riverdale Road. The property is also known as Guilford County Tax Parcel 0161150.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 19-01.

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

**STAFF REPORT
ANNEXATION 19-01
March 18, 2019**

Request	
Applicant: Renaissance Road, Inc.	Owner: Renaissance Road, Inc.
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 19-01

Site Information	
Location:	The site is lying along the north side of Harvey Road, approximately 700 feet west of Riverdale Road (5114 Harvey Road).
Tax Parcel Number:	Guilford County Tax Parcel 0161150
Site Acreage:	Approximately 4.9 acres
Current Land Use:	Religious Institution (Renaissance Road Church)
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	Not applicable, the site is developed with an existing 25,987 square foot split-level structure.
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 abuts Ward 2. If approved, the annexation area will be part of Ward 2.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Harvey Road. An 8-inch City sewer line lies approximately 1,000 feet to the southwest at the intersection of Harvey Road and Timberwood Drive.
General Drainage and Watershed:	The site drains in a general northwesterly direction and development is subject to the Oakdale Reservoir 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 two units per acre or more.
Overlay District:	Oakdale Reservoir General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family – 3 District (City of High Point ETJ Area)	Single family dwelling and undeveloped parcel
South:	R-5	Residential Single Family – 5 District (City of High Point ETJ Area)	Single family dwellings
East:	RS-40	Residential Single Family–40 District (Guilford County)	Single family dwelling and undeveloped parcel
West:	R-5	Residential Single Family – 5 District	Single family dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Harvey Road	Minor Thoroughfare	355 ft.
Vehicular Access:	Via existing driveways from Harvey 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 comments.

Details of Proposal

The applicant has submitted a voluntary contiguous annexation petition to facilitate the connection of an existing building to City utilities. The existing building was constructed in 1973 and its onsite potable water well and septic system was designed for a former industrial use with a limited number of employees. The structure was converted to a religious institution (church) in 2014 and the private utility facilities were not designed for the higher usage being generated by the church. Thus, the applicant has requested voluntary annexation to connect to adjacent City water and sewer lines.

This property is situated in the southeastern portion of the City's planning area. It abuts the corporate limits along its western property boundary and is mostly within the City of High Point Extraterritorial Jurisdiction Area (ETJ). The ETJ designation gives the City zoning and building permit authority over unincorporated lands in this area. There have been several annexation approvals to the west of the site, along Harvey Road, and to the northeast of the site at the intersection of Riverdale Road and Business 85. This petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is within the City's ETJ area, it abuts 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

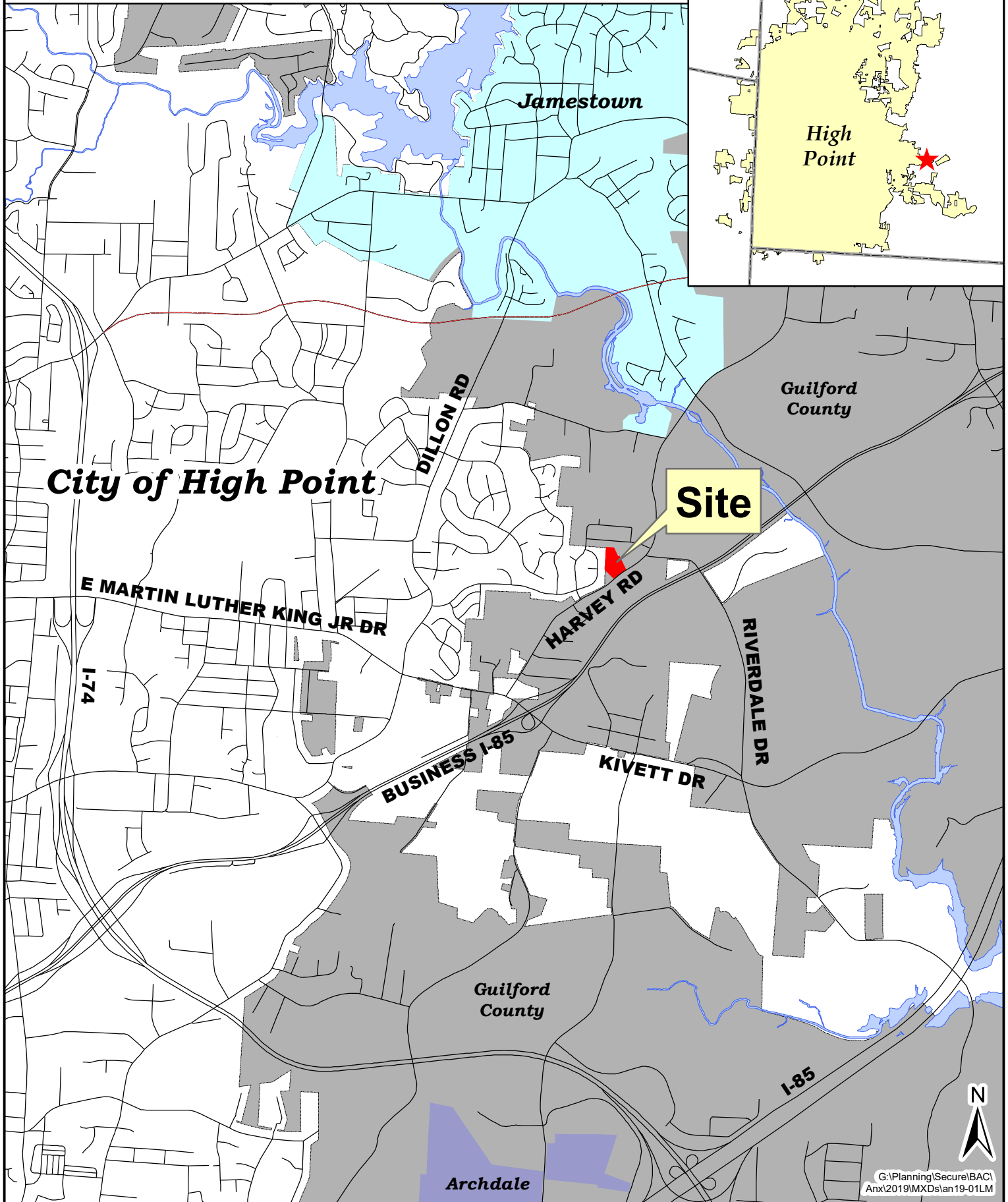
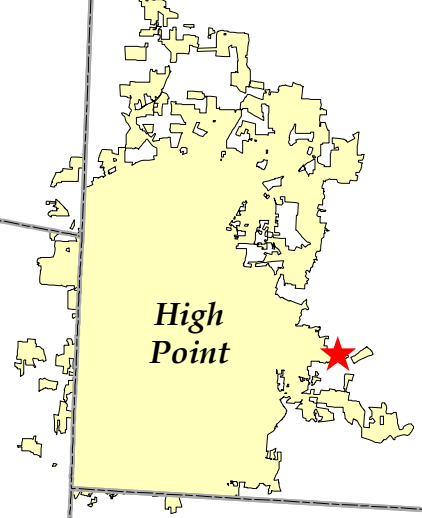
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

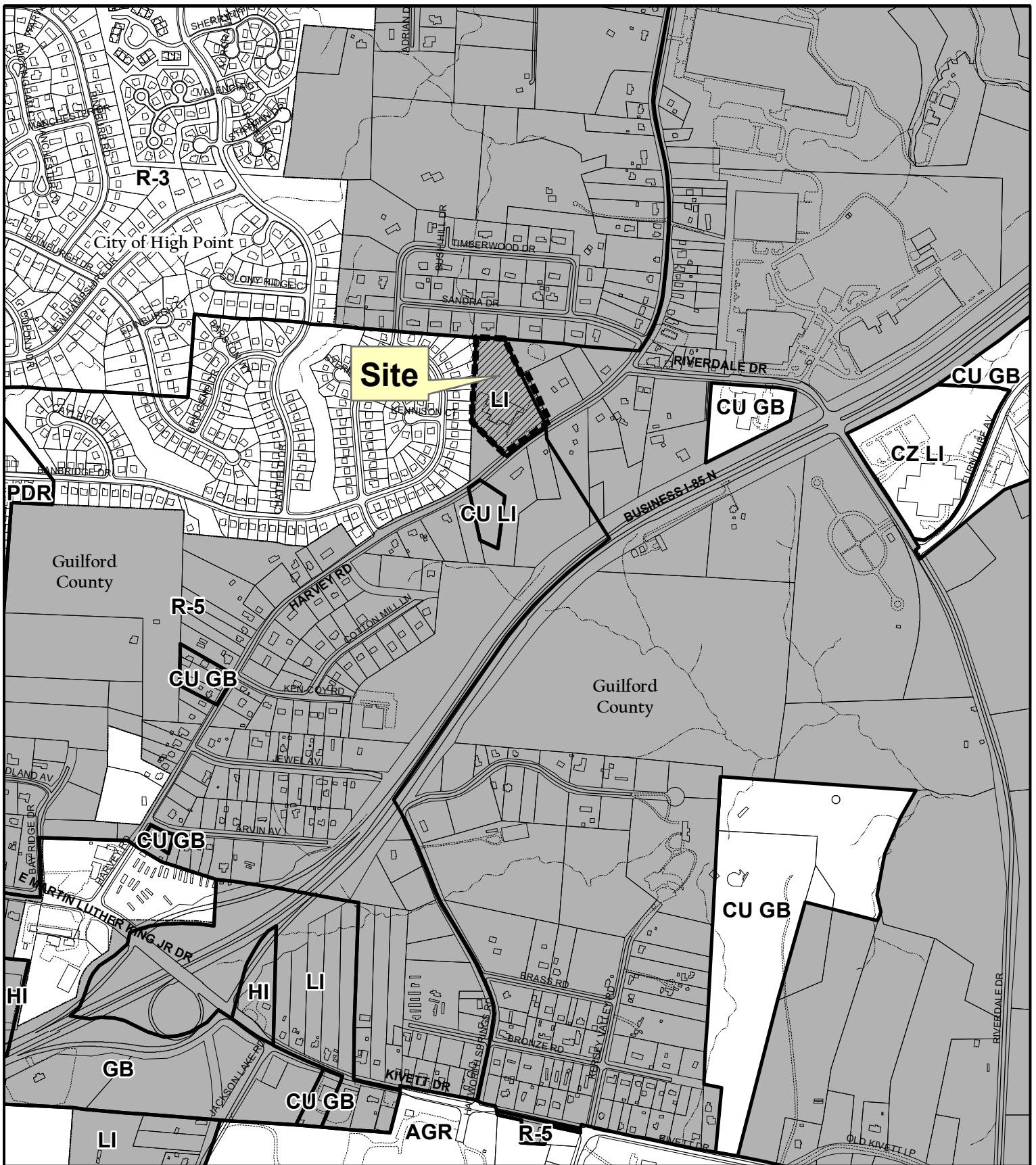
LOCATION MAP

ANNEXATION CASE: AN-19-01

Applicant: Renaissance Road Inc.

Vicinity Map





ANNEXATION REQUEST AN-19-01

Applicant: Renaissance Road Inc.
Area: 4.91 acres (approximate)

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

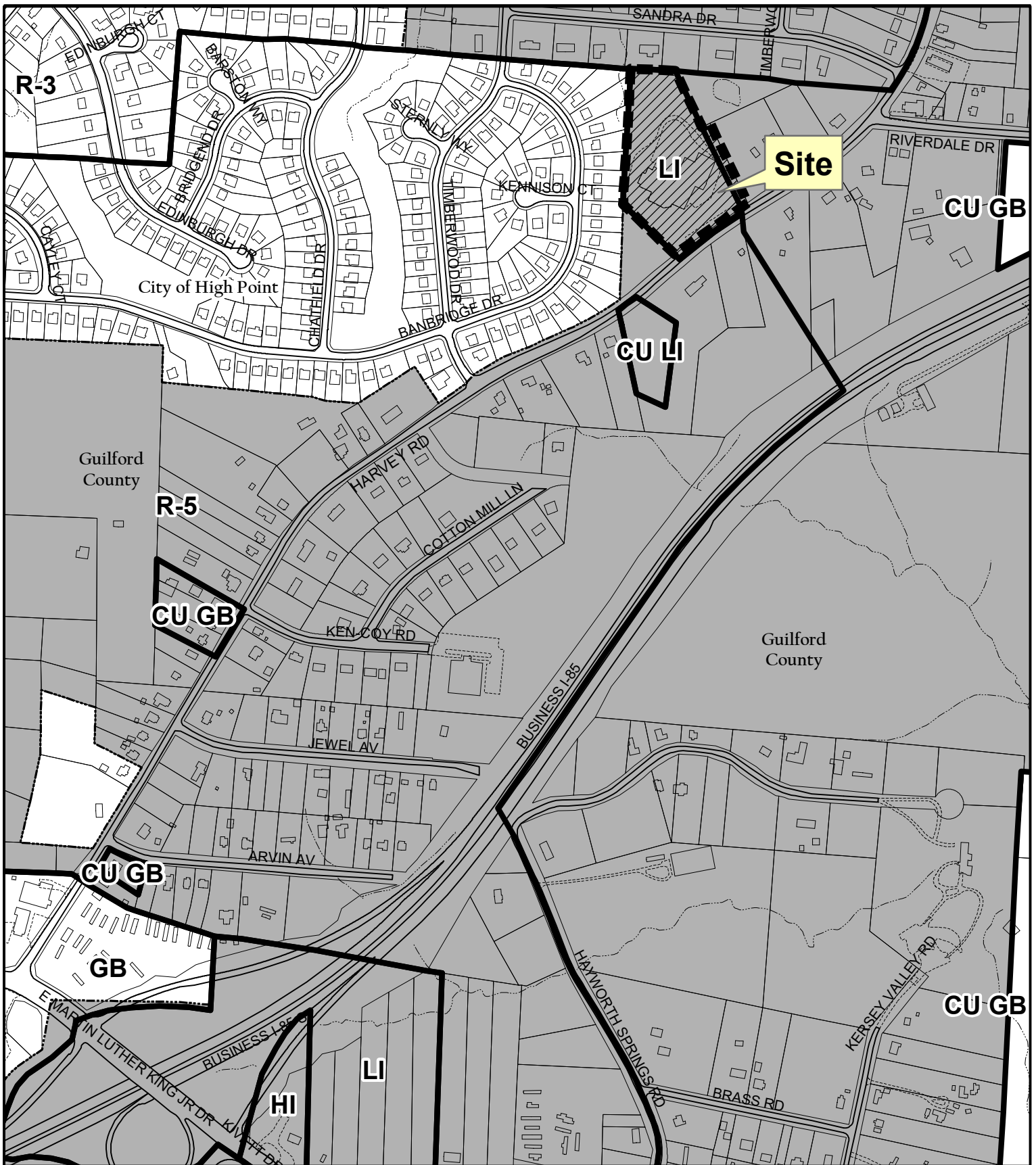
**Planning & Development
 Department**

City of High Point



Scale: 1"=800'

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ANNEXATION REQUEST AN-19-01

Applicant: Renaissance Road Inc.
Area: 4.91 acres (approximate)

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

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'

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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-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 18th day of March, 2019; 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 **March 18, 2019**.

ANNEXATION DESCRIPTION

Renaissance Road, Inc. (Annexation Case 19-01)
Guilford County Tax Parcel 161150

Being all of Lot No. 1 as shown on the recombination map for property of Dominick Pennisi and wife, Marian M. Pennisi as recorded in Plat Book 143, Page 49 in the office of the Register of Deeds for Guilford County, North Carolina; and more specifically described as follows:

Beginning At an EIP having NC Coordinates of N: 808,565.25 US Survey Feet E: 1,724,349.34 US Survey Feet on the NW R/W of Harvey Rd; Thence leaving the R/W of Harvey Rd N 45°34'38" W A Distance Of 274.32' To an EIP"; Thence N 02°58'27" E A Distance Of 518.79' To an EIR; Thence S 85°42'56" E A Distance Of 175.00' To an EIP; Thence S 26°25'54" E A Distance Of 221.00' To an EIP; Thence N 63°34'03" E A Distance Of 35.00' To an EIP; Thence S 26°26'03" E A Distance Of 337.93' To an EIR to the NW R/W of Harvey Rd; Thence following along the NW R/W of Harvey Rd. the next 3 calls S 58°28'51" W A Distance Of 35.15' To an EIR; Thence S 26°17'35" E A Distance Of 4.23' To an EIP; Thence S 53°35'32" W A Distance Of 320.03' To an EIP; Which Is The Point Of Beginning, Having An Area Of **4.943 Acres**

SECTION 2. Upon and after **March 18, 2019** 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 **18th** day of **March, 2019**.
Lisa B. Vierling, City Clerk