

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 19-03**
 (City of High Point)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: June 17, 2019

Public Hearing: Yes

Advertising Date: June 6, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by the City of High Point to consider a voluntary contiguous annexation of an approximate 0.48-acre parcel lying along the south side of Kivett Drive, approximately 275 feet west of Kersey Valley Road. The property is also known as Guilford County Tax Parcel 161079.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation 19-03.

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

**STAFF REPORT
ANNEXATION 19-03
June 17, 2019**

Request	
Applicant: City of High Point	Owner: City of High Point
Proposal: Voluntary contiguous annexation of a parcel within the City's Extraterritorial Jurisdiction (ETJ) Area.	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Case 19-08

Site Information	
Location:	The site is lying along the south side of Kivett Drive, approximately 275 feet west of Kersey Valley Road.
Tax Parcel Number:	Guilford County Tax Parcel 161079
Site Acreage:	Approximately 0.48 acres
Current Land Use:	Vacant single family dwelling.
Current Zoning:	The site is within the City's ETJ Area, and subject to the City's zoning requirements. The current R-5 District is proposed to be changed, under Zoning Map Amendment 19-08, to the Heavy Industrial (HI) District.
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	This parcel will be incorporated into the land area of the abutting municipal landfill (City of High Point - Kersey Valley Landfill).
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.
Physical Characteristics:	The site has a relatively flat terrain with no noteworthy features.
Water and Sewer Proximity:	A 12-inch and 16-inch City water line lie adjacent to the site along Kivett Drive.
General Drainage and Watershed:	The site has a relatively flat terrain and drains in an easterly direction. Development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	RS-40	Residential Single Family-40 District (<i>Guilford County</i>)	Single family dwellings
South:	AGR	Agricultural/Rural District	Kersey Valley Municipal Landfill
East:	AGR	Agricultural/Rural District	Kersey Valley Municipal Landfill
West:	AGR	Agricultural/Rural District	Kersey Valley Municipal Landfill

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Kivett Drive	Major Thoroughfare	182 feet
Vehicular Access:	Via existing driveways from Kivett Drive.		
Traffic Counts: (Average Daily Trips)	Kivett Drive	3,800 ADT (NCDOT 2017 traffic count)	

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 City of High Point is pursuing annexation of this 0.48-acre parcel so it may be added to the abutting Kersey Valley Municipal Landfill. This annexation represents a logical progression of the City's annexation policy for this area as the property is within the City's ETJ Area, it's surrounded by the City limits on three sides, 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.

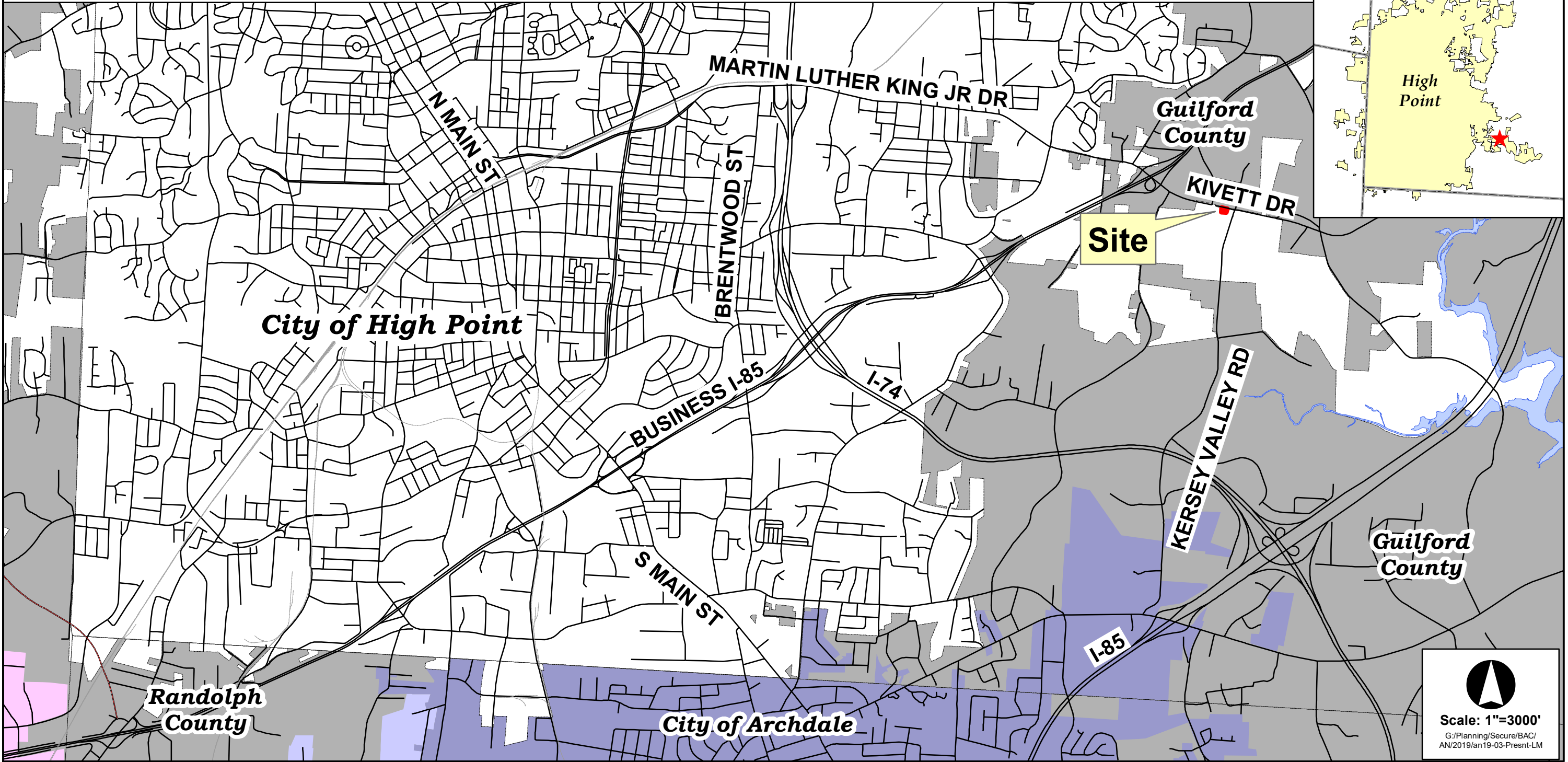
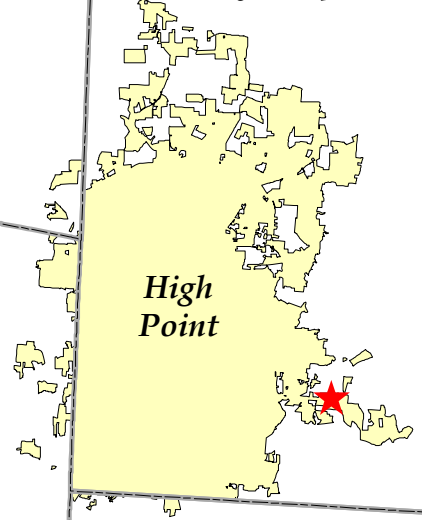
Report Preparation

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

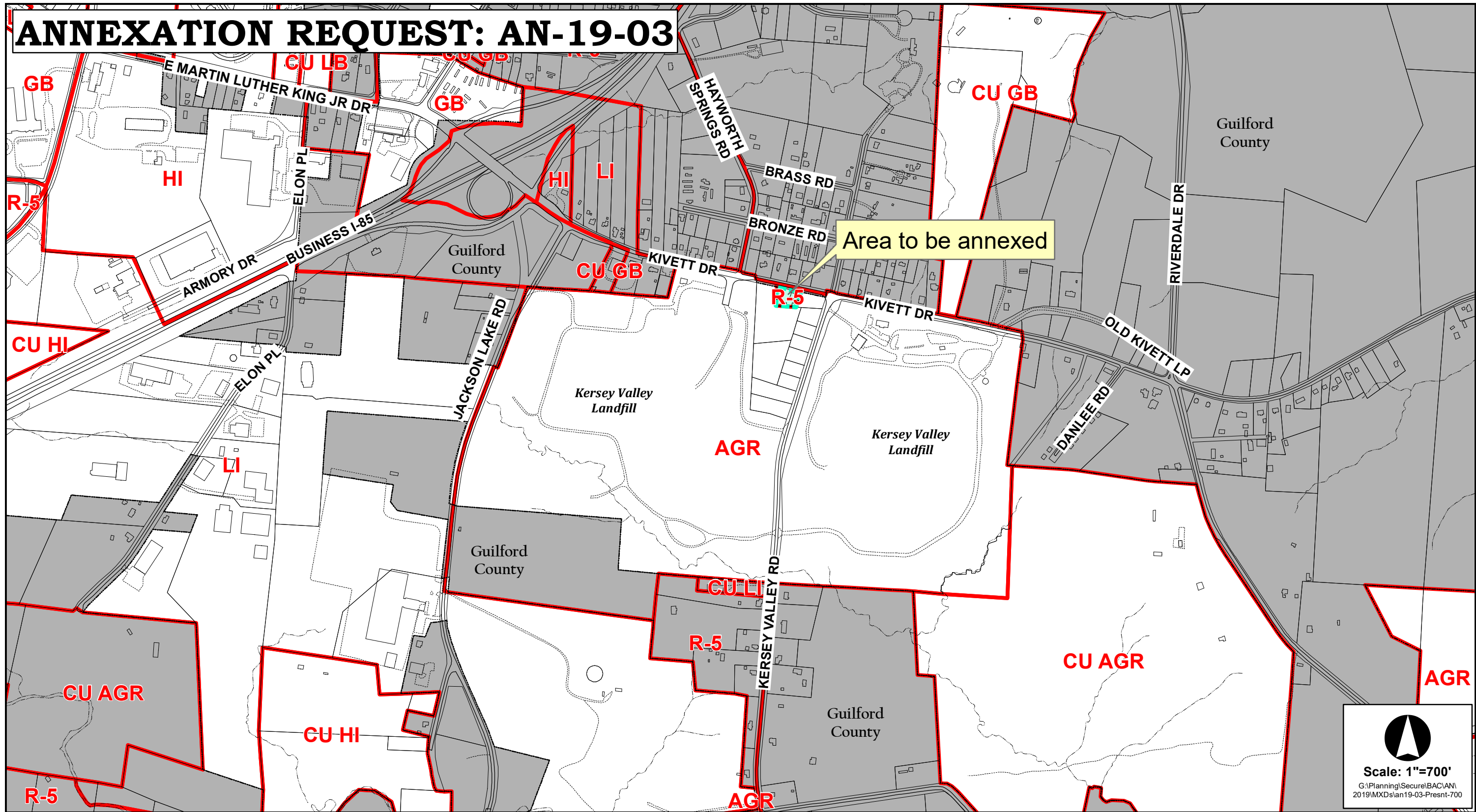
ANNEXATION REQUEST AN-19-03
Applicant: City of High Point

Vicinity Map

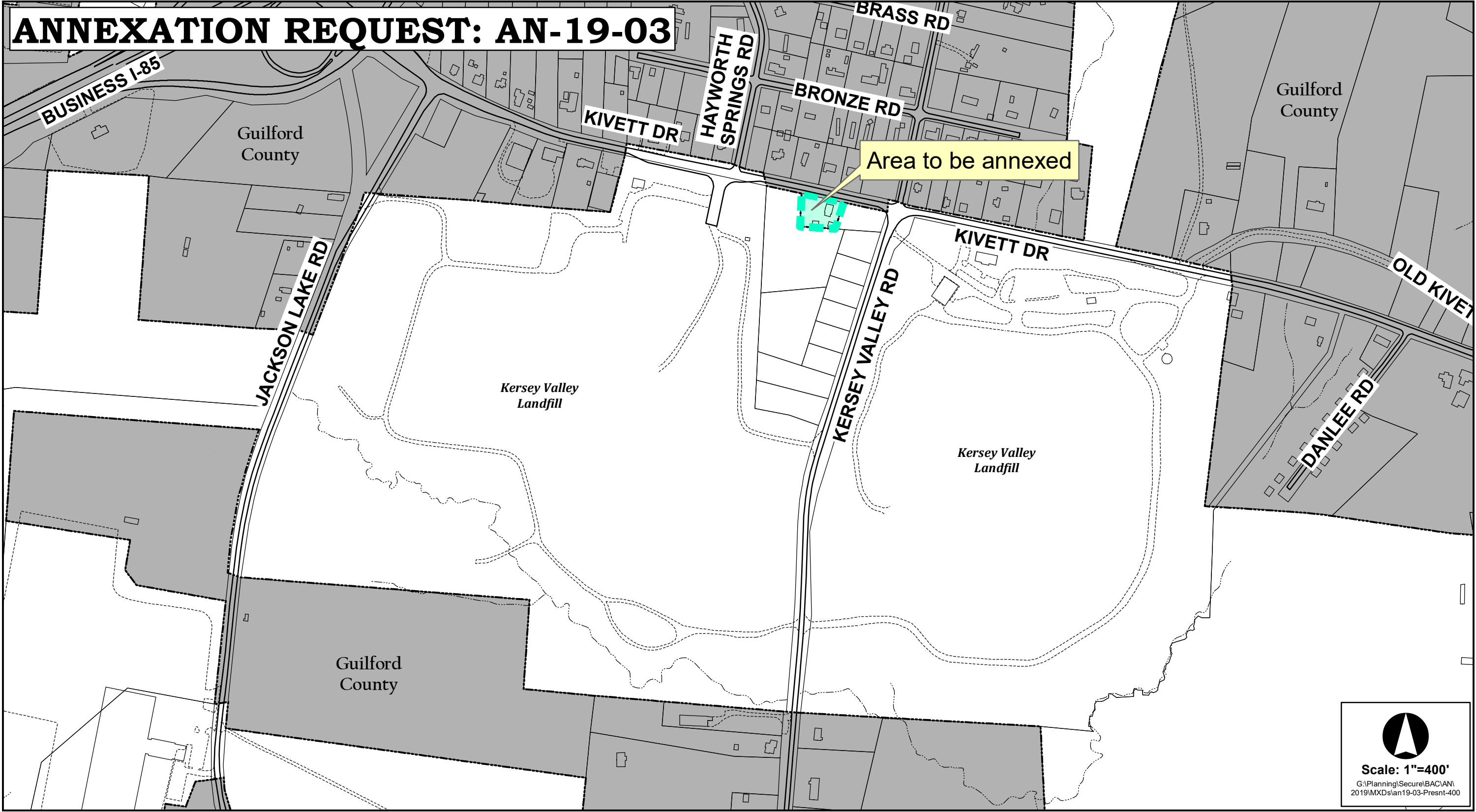



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ANNEXATION REQUEST: AN-19-03



**AN ORDINANCE EXTENDING THE CITY LIMITS OF THE
CITY OF HIGH POINT**

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, The City of High Point has adopted a resolution under G.S. 160A-31, stating its intent to annex the area described herein; and,

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 211 S. Hamilton Street, High Point North Carolina at 5:30 p.m. on the 17th day of June, 2019, after due notice; 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. That by virtue of the authority granted by G.S. 160A-31 as amended, the following described contiguous property owned by the City of High Point is hereby annexed, and made a part of the City of High Point as of **June 17, 2019**.

Annexation Case 19-03 (AN-19-03) – City of High Point

Guilford County Tax parcel 161079. Being located in Jamestown Township, Guilford County, North Carolina and described as follows:

BEING located in the southern right of way of Kivett Drive at an existing iron pipe which marks the northwest corner of a tract of land owned by Thelma P. Flannery, which iron pipe is also located 188.65 feet west of a p.k. nail located in the pavement of Kivett Drive, as it intersects with Kersey Valley Road, which distance is measured along the southern right of way of Kivett Drive; thence

from said BEGINNING comer South 20 degrees 14 minutes 55 seconds West 117.62fe et to an existing iron pipe, the southwest comer of Thelma P. Flannery's lot; thence North 83 degrees 58 minutes West 149.21 feet to an existing iron pipe; thence North 04 degrees 54 minutes 56 seconds East 139.82 feet to an existing iron pipe in the present southern right of way of Kivett Drive; thence along said right of way South 75 degrees 51minutes 20 seconds East 182.65 feet to the BEGINNING.

SECTION 2. That upon and after the effective date of the annexation 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-31.

SECTION 3. That 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 17th day of June, 2019
Lisa B. Vierling, City Clerk