

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Annexation 19-05

*(Shirley Harrison Johnson and Gary Sisk Johnson)*

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** July 15, 2019

**Public Hearing:** Yes

**Advertising Date:** June 27, 2019

**Advertised By:** Planning & Development

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

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### **PURPOSE:**

A request by Shirley Harrison Johnson and Gary Sisk Johnson to consider a voluntary contiguous annexation of an approximate 12.6-acre parcel lying approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive, at the northern terminus of Village Springs Drive. The property is also known as Guilford County Tax Parcel 169942.

### **BACKGROUND:**

The staff report and recommendation is enclosed.

### **BUDGET IMPACT:**

With the exception of water and sewer, municipal services will be available upon the effective date of annexation. Water and sewer will be available in accordance with City policy.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends *approval* Annexation 19-05.

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

**STAFF REPORT  
ANNEXATION 19-05  
July 15, 2019**

<b>Request</b>	
<b>Applicant:</b> Shirley Harrison Johnson and Gary Sisk Johnson	<b>Owners:</b> Shirley Harrison Johnson and Gary Sisk Johnson
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption.
	<b>Associated Zoning Case:</b> Zoning Map Amendment 19-10

<b>Site Information</b>	
<b>Location:</b>	The site lies approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive at the northern terminus of Village Springs Drive
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 169942
<b>Site Acreage:</b>	Approximately 12.6 acres
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
<b>Proposed Development:</b>	Single family subdivision with a maximum of 46 dwelling units.
<b>Proposed Unit Type, Number and Average Value:</b>	Approximately 42 to 46 single family dwellings are proposed to be developed at a cost of approximately \$12,180,000.
<b>Proposed Build-out Schedule:</b>	Approximately one to two years.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	AG	Agricultural District (Guilford County)	FAA navigational aid and undeveloped parcel
<b>South:</b>	CU R-5	Conditional Use Residential Single Family - 5 District	Single family detached dwellings
<b>East:</b>	CU-LI	Conditional Use Light Industrial District	Warehouse & distribution facility and a manufacturing use is under construction
<b>West:</b>	CU R-3	Conditional Use Residential Single Family-3 District	Common area of a single family subdivision

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Village Springs Drive	Local Street	50 ft.
<b>Vehicular Access:</b>	Access to the site will be via an extension of Village Springs Drive, which stubs to the southern property line of the zoning site.		

### City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is generally surrounded by the City's corporate limits. Annexation petitions for uses 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 construction of a single family subdivision. The requested annexation site is within the northern part of the City's Planning Area and abuts the corporate limits along its southern, eastern and western property boundary. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations since the late 1980s. City services have been established in this area, including a public right-of-way stubbing to the southern boundary of the property, and City vehicles currently provide services to multiple residential developments along the Skeet Club Road corridor.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by 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

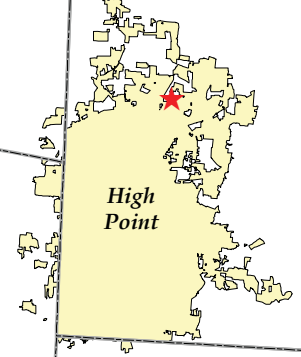
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ANNEXATION REQUEST: AN-19-05

Applicant: Shirley Harrison and Gary J. Harrison

## Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

Site

City of High Point

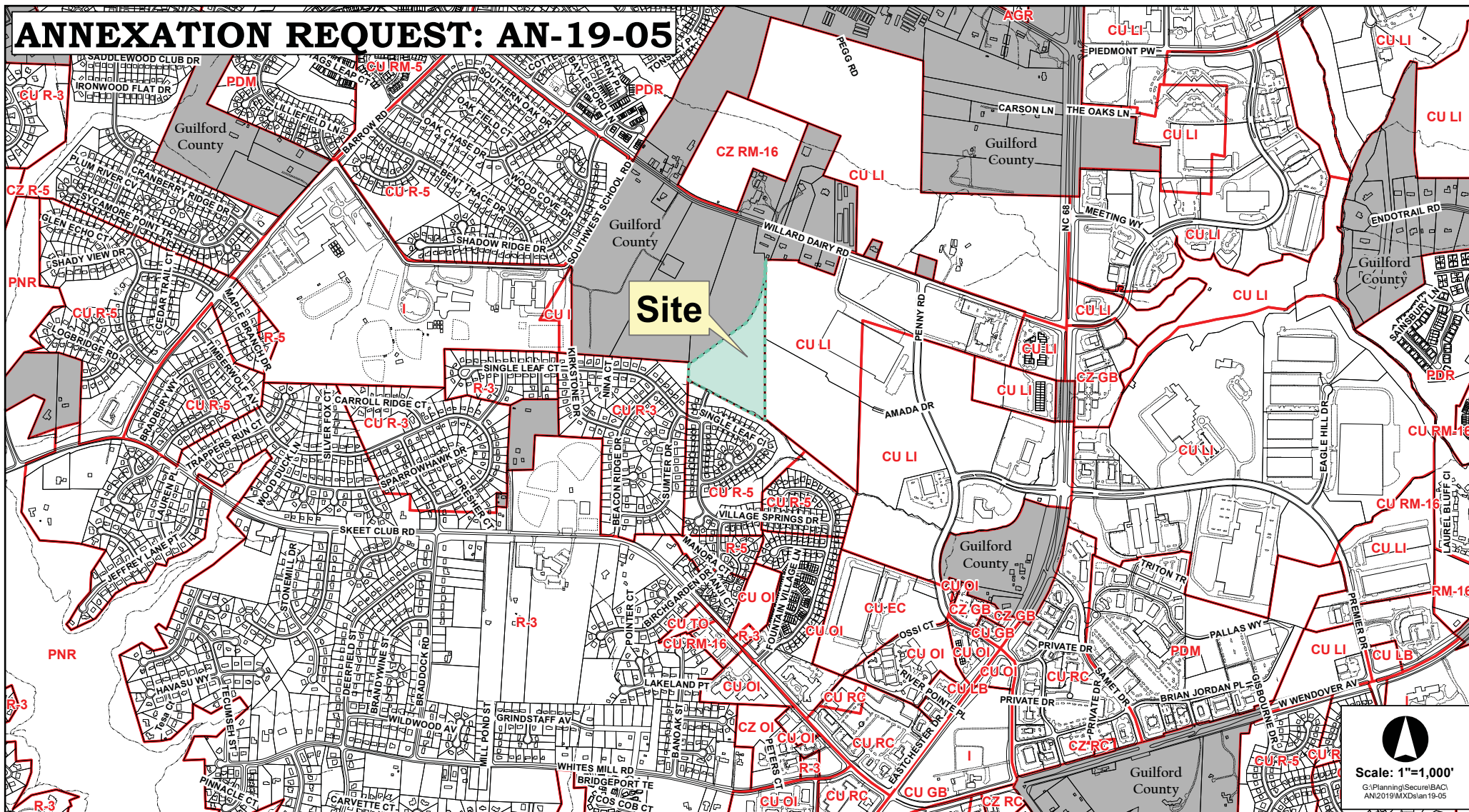


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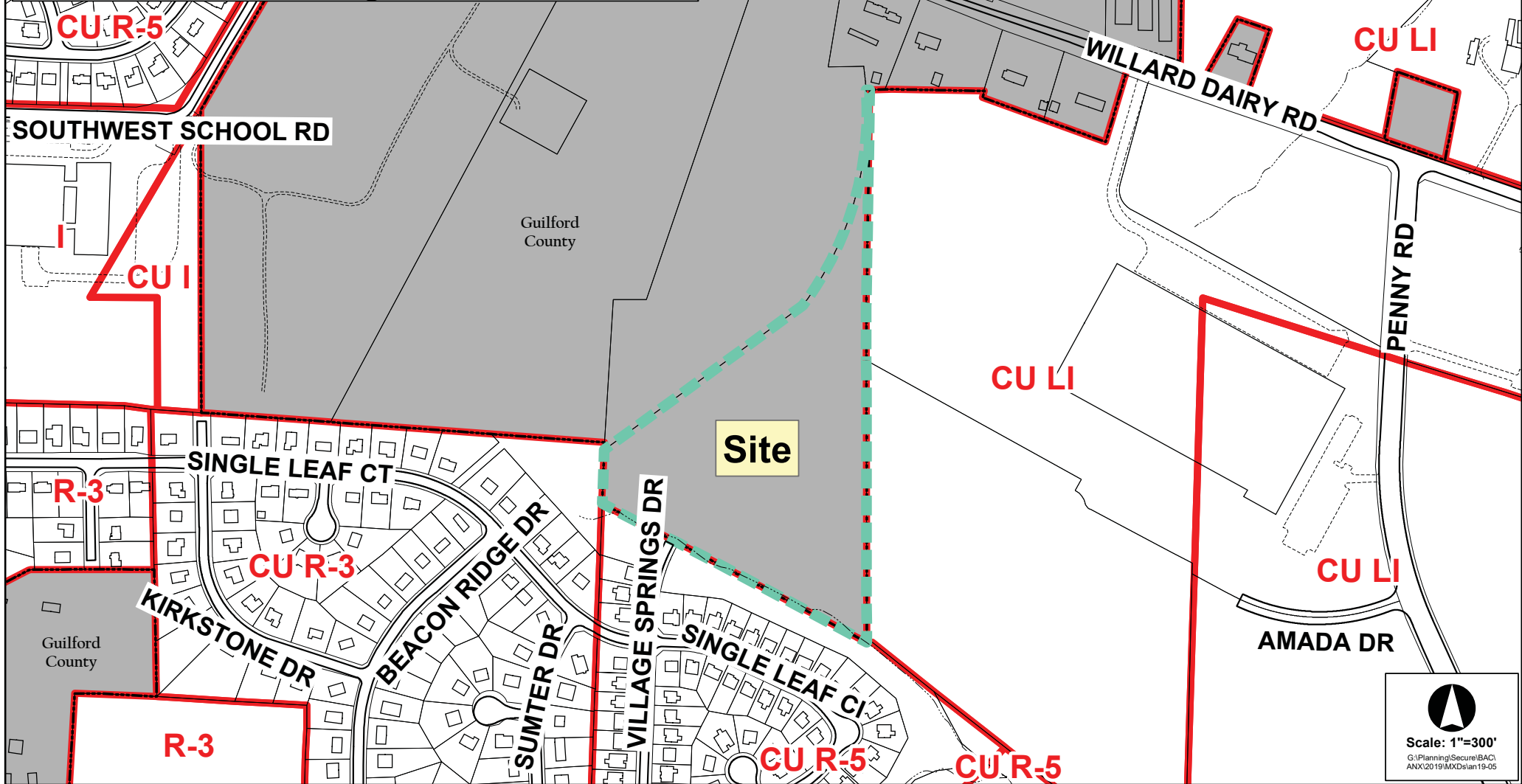


## ANNEXATION REQUEST: AN-19-05



  
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# ANNEXATION REQUEST: AN-19-05



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 15<sup>th</sup> day of July, 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 **July 15, 2019**.

**ANNEXATION DESCRIPTION**

Annexation Case 19-05 (AN-19-05)  
Shirley Harrison Johnson and Gary Sisk Johnson  
Guilford County Tax Parcel 169942

To locate the Beginning Point, begin at a Point of Reference, an existing iron pin in the southerly right of way line of Willard Dairy Road, which said beginning point is located at the northwest corner of property of Jason A. Vaughn and Kristal S. Vaughn as described in Deed recorded in

Book 5188, Page 722 and shown on Plat recorded in Plat Book 83, Page 81 in the office of the Register of Deeds for Guilford County, North Carolina which said point of reference also marks the northeast corner of property heretofore conveyed by the Executor of the Eva P. Willard & tate to Shirley Harrison Johnson in Deed Book 5442, Page 922; thence from said Point of Reference along the westerly property line of Vaughn South 21degrees32' 51" West 306.7 feet to a point, an existing iron pin; thence North 89 degrees 07' 03" West 44.91 feet to an existing iron pin, the POINT AND PLACE OF BEGINNING; thence from said Point and Place of Beginning South 0 degrees 58' 22" West 658.01 feet to a point. an existing iron pin at a rock; thence along the westerly property line of property of Jacob Horace Williard and others as described in Deed recorded in Book 4224, Page 1956, South 0 degrees 18' 37" West 1,030.59 feet to a point, an existing iron pin; thence North 63 degrees 02' 33" West 908.77 feet; thence along the easterly property line of Waterford Meadows Subdivision, North 2 degrees 02' 04" East 223.55 feet, through existing iron pins, to a rebar in the southerly property line of property of United States of America described in Deed recorded in Book 3427, Page 1276; thence in a northeasterly direction, along a curve to the left, have a radius of 1,000 feet. a cord bearing of North 57 degrees 19' 07" East, an cord distance of 736.46 feet, and an arc distance of 754.21 feet, to a point. a rebar; thence from said point along the southeasterly property line of property of United States of America, Deed Book 3427, Page 126, in a northeasterly direction along a curve to the left having a radius of 1,000 feet, a cord bearing of Noith 15 degrees 49' 47" East, an cord distance of 680.18 feet, an arc distance of 694.03 feet to a point, an existing iron pin; thence South 89 degrees 07' 03" East 13.18 feet to the Point and Place of Beginning

SECTION 2. Upon and after **July 15, 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 **15<sup>th</sup>** day of **July, 2019**.  
Lisa B. Vierling, City Clerk