

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 19-06**
 (Soulin and Som Put Pasit)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 2, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Soulin and Som Put Pasit to consider a voluntary contiguous annexation of an approximate 1.6-acre parcel lying along the east side of Penny Road, approximately 650 feet south of Eagle Glen Road. The property is also known as Guilford County Tax Parcel 227820.

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* of Annexation 19-06.

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

**STAFF REPORT
ANNEXATION 19-06
August 19, 2019**

Request	
Applicant: Soulin and Som Put Pasit	Owners: Soulin and Som Put Pasit
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 19-12

Site Information	
Location:	The site is east of Penny Road, approximately 650 feet south of Eagle Glen Road.
Tax Parcel Number:	Guilford County Tax Parcel 227820
Site Acreage:	Approximately 1.6 acres
Current Land Use:	Undeveloped
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 this fire district.
Proposed Development:	Single family detached dwelling.
Proposed Unit Type, Number and Average Value:	The applicant is proposing to develop one single family dwelling on this site with an approximate value of \$340,000.
Proposed Build-out Schedule:	Approximately one year.
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 relatively flat and has no noteworthy physical features.
Water and Sewer Proximity:	A 12-inch City water line and a 24-inch City sewer line lie adjacent to the site along Penny Road.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the City Lake Critical Watershed Area 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 Critical Watershed Area (WCA) – Tier 4

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family – 3 District	Single family detached dwelling
South:	R-3	Residential Single Family – 3 District	Single family detached dwelling
East:	PNR	Parks and Recreation District (<i>Town of Jamestown</i>)	Public park
West:	CU R-3	Conditional Use Residential Single Family – 3 District	Single family detached dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Penny Road	Major Thoroughfare	216 ft.
Vehicular Access:	Driveway access from Penny Road.		

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 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 development of a single family dwelling on a 1.6-acre parcel. The City of High Point's corporate limits crosses Penny Road and abuts the proposed annexation site to the west, north and south. This annexation petition represents a logical progression of the City's annexation policy as this parcel 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.

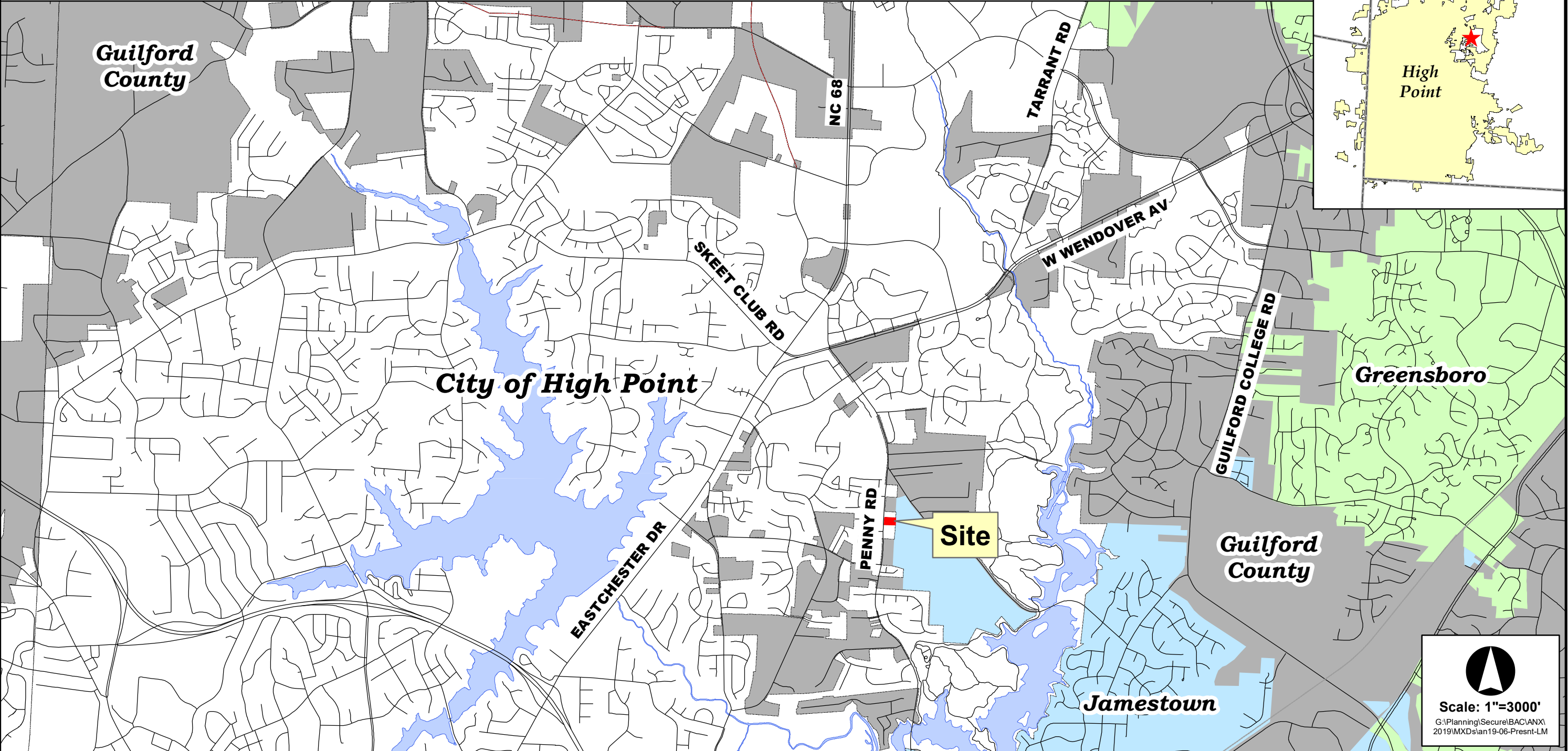
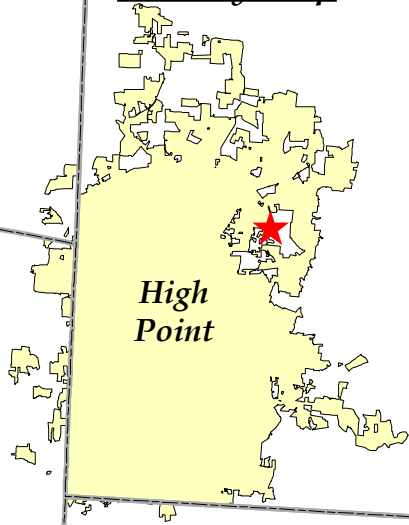
Report Preparation


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

LOCATION MAP

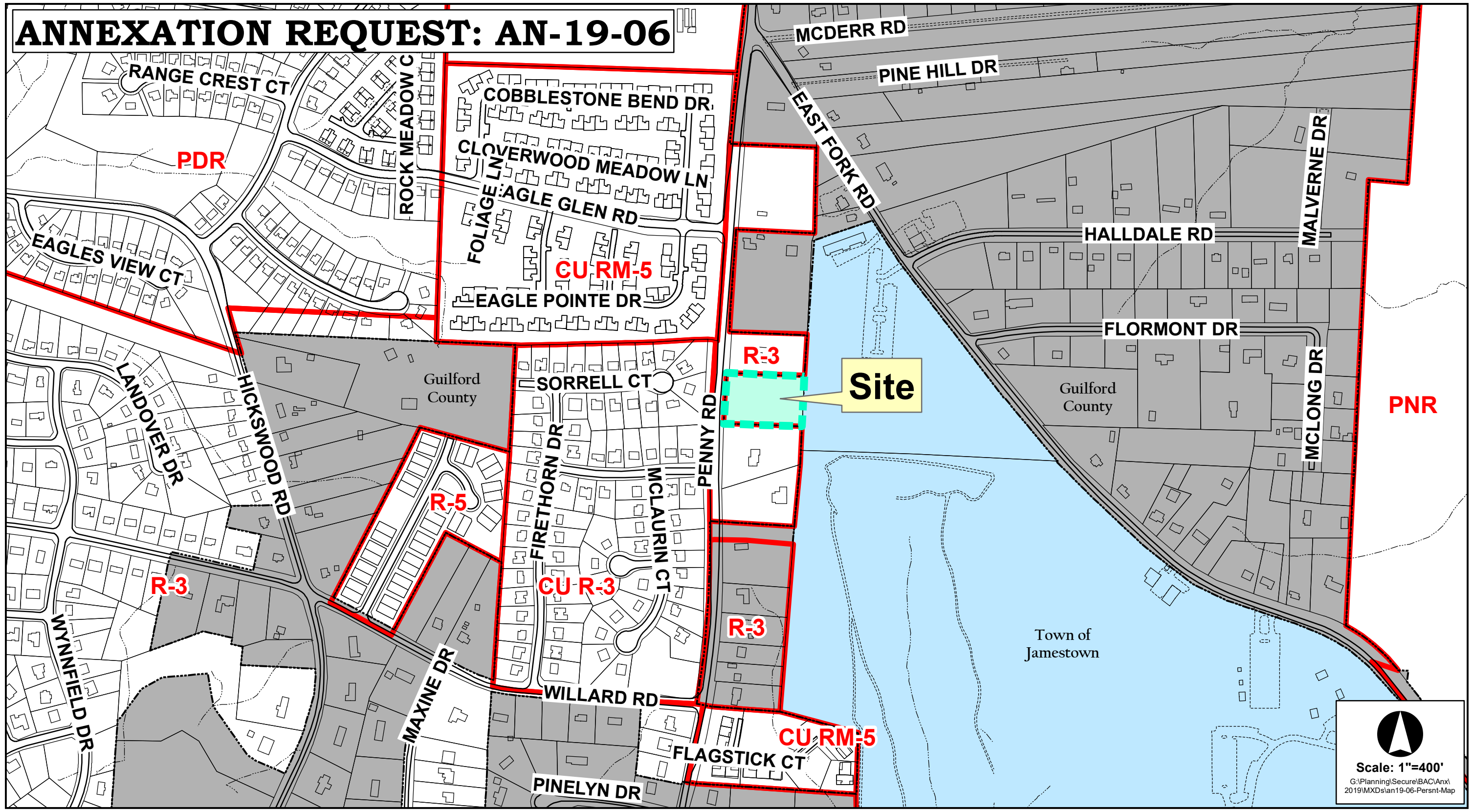
ANNEXATION REQUEST: AN-19-06
Applicant: Soulin Pasit & Som Put Pasit

Vicinity Map




Scale: 1"=3000'
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ANNEXATION REQUEST: AN-19-06



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 19th day of August, 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 August 19, 2019.

ANNEXATION DESCRIPTION

Annexation Case 19-06 (AN-19-06)
Soulin Pasit and Som Put Pasit
Guilford County Tax Parcel 227820

Being a parcel of land on the east side of Penny Road – S.R. 1545 located in High Point Township and Jamestown Township, Guilford County, North Carolina and being known as Lot 2 of the Mary

Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 at page 18 in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the eastern margin of the right of way of Penny Road – S.R. 1545, said point being the southwest corner of Lot 1 of the Mary Ann Cherry and Robert E. Cherry property as recorded in Plat Book 197 at page 18 in the Guilford County Registry; thence with the southern line of Lot 1 S. 86-40-43 E. 329.93 feet to an existing iron pipe in the western line of property owned by the Town of Jamestown (Deed Book 4684 at page 398; thence with the western line of the Town of Jamestown property S. 04-36-28 W. 217.87 feet to an existing iron pipe; the northeastern corner of property owned by Justin R. Foltz and Susan M. Foltz (Deed Book 7991 at page 336); thence with the Foltz's northern line N. 86-28-25 W. 329.94 feet to an existing iron pipe on the eastern margin of the right of way of Penny Road – S.R. 1545; thence with the eastern margin of the right of way of Penny Road S.R. 1545 N. 04-36-58 E. 216.69 feet to the point and place of beginning and containing 1.645 acres more or less.

SECTION 2. Upon and after **August 19, 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 the City Council
City of High Point, North Carolina
The **19th** day of **August, 2019**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk