

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Annexation 19-04**  
              (Cathy Jean Hedgecock)

**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

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### **PURPOSE:**

A request by Cathy Jean Hedgecock to consider a voluntary contiguous annexation of approximately 15.3 acres lying approximately 350 feet west of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. The property is also known as Forsyth County Tax Parcel 6892-19-2761.00 and 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.

### **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 19-04.

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

**STAFF REPORT  
ANNEXATION 19-04  
August 19, 2019**

<b>Request</b>	
<b>Applicant:</b> Cathy Jean Hedgecock	<b>Owners:</b> Cathy Jean Hedgecock
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Map Amendment 19-09

<b>Site Information</b>	
<b>Location:</b>	The site lies along the west side of Skeet Club Road and surrounded on three sides by Joyce Circle.
<b>Tax Parcel Numbers:</b>	Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.
<b>Site Acreage:</b>	Approximately 15.3 acres
<b>Current Land Use:</b>	A single family dwelling and an undeveloped parcel.
<b>Current Fire District:</b>	Horneytown Rural Fire District
<b>Proposed Development:</b>	In conjunction with an abutting 6.9-acre parcel, a 119-unit mixed residential subdivision consisting of single family detached dwellings and townhome dwellings are proposed to be developed.
<b>Proposed Unit Type, Number and Average Value:</b>	Proposed residences are anticipated to have an average cost of approximately \$250,000 per dwelling unit.
<b>Proposed Build-out Schedule:</b>	Approximately four years.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 5. If approved, the annexation area will be part of Ward 5.
<b>Physical Characteristics:</b>	The site is heavily wooded with a gentle to moderately sloping terrain.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along Skeet Club Road. A new sanitary sewer outfall was approved to be installed along the Rich Fork Creek stream corridor, approximately 450 feet west of the site.
<b>General Drainage and Watershed:</b>	The site drains in a westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the size of the site and proposed development intensity, stormwater controls may be required.
<b>Overlay District:</b>	None

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	RS-20	Residential Single Family – 20 District ( <i>Forsyth County</i> )	Single family detached dwellings and undeveloped parcels
<b>South:</b>	RS-20	Residential Single Family – 20 District ( <i>Forsyth County</i> )	Undeveloped parcels
<b>East:</b>	R-3	Residential Single Family – 3 District	Single family detached dwelling
<b>West:</b>	RS-20	Residential Single Family – 20 District ( <i>Forsyth County</i> )	Single family detached dwellings and undeveloped parcel

Transportation Information			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Joyce Circle	Local	2,400 ft
<b>Vehicular Access:</b>	Access shall be from Joyce Circle.		

#### 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 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 mixed residential subdivision consisting of single family detached dwellings and townhome dwellings. The requested annexation site is within the western part of the City's Planning Area and abuts the corporate limits along its eastern boundary. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations, since the early 1980s, along both sides of the Skeet Club Road corridor. The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that is to be installed approximately 450 feet west of the site. Furthermore, City vehicles currently travel Skeet Club Road in conjunction with the City providing services to the various residential developments

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts 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.

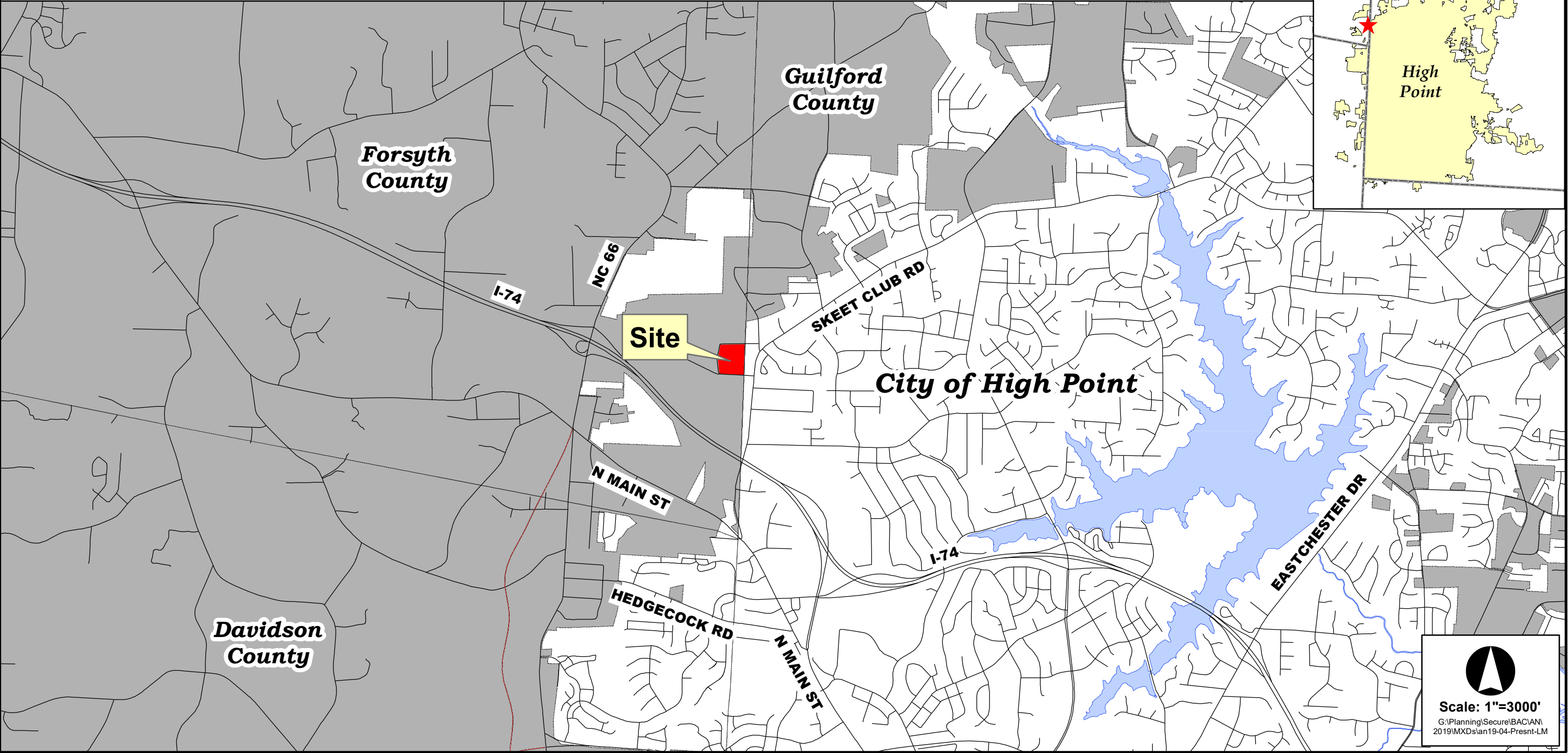
#### Report Preparation


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

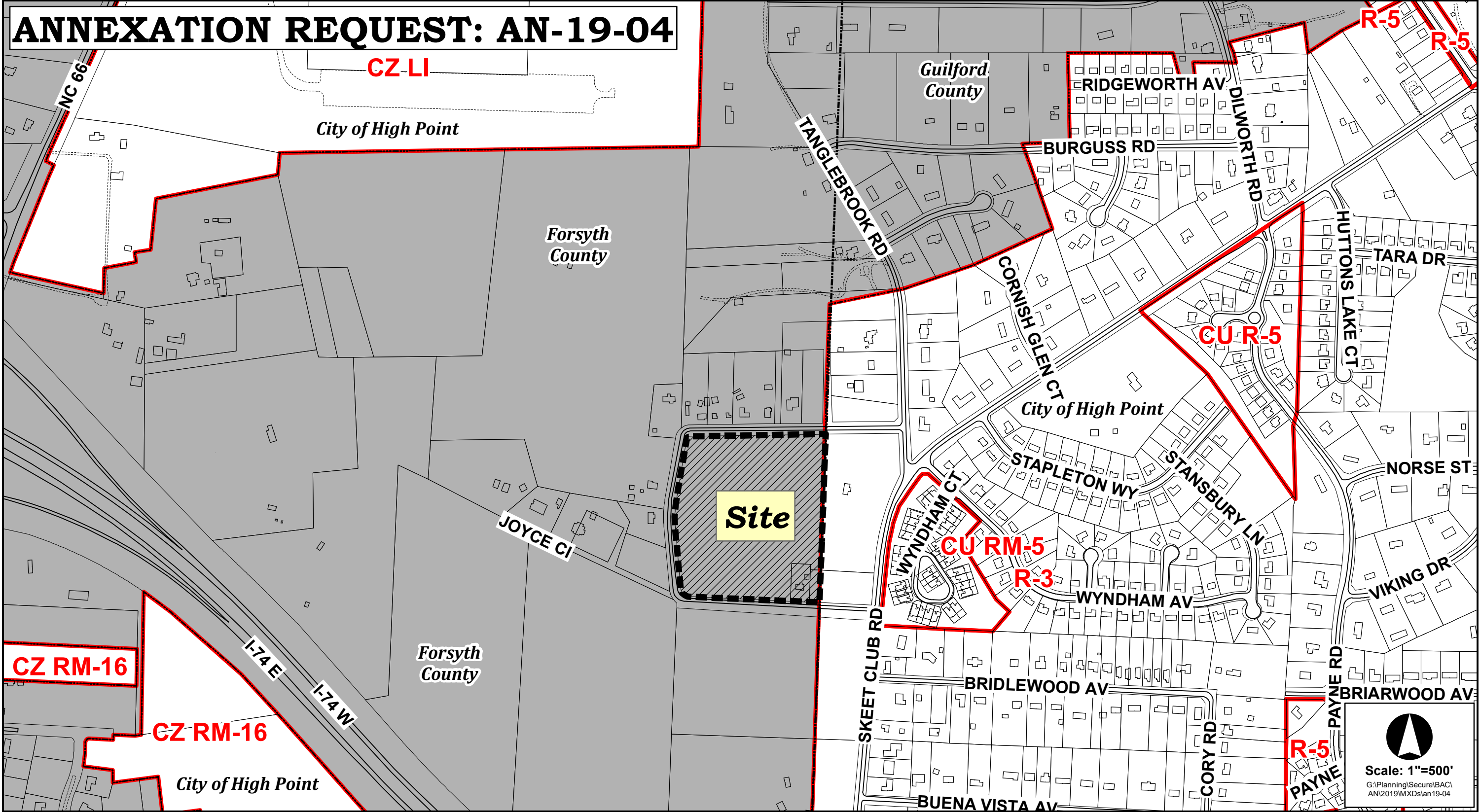
AANEXATION REQUEST: AN-19-04  
Applicant: CATHY JEAN HEDGECK

Vicinity Map



  
Scale: 1"=3000'  
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# ANNEXATION REQUEST: AN-19-04



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 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 19-04 (AN-19-04)**

Cathy Jean Hedgecock

Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337, and a portion of Guilford County Tax Parcel 1990147.

Beginning at a point in the center of Joyce Circle, the southwest corner of the C. P. Hedgecock homeplace, and from said beginning point running with the center line of Joyce Circle north 84°

30' west 543 feet to a turn in Joyce Circle; thence continuing with the center line of Joyce Circle the three following courses and distances: north 10° 30' west 480 feet; north 14° 30' east 450 feet; and south 80° east 749 feet to the Forsyth County- Guilford County line; thence with the County line south 4° 30' west 770 feet to a point in the line of the tract first above mentioned; thence continuing with the north line of the tract above described north 84° 30' west 54 feet to the C. P. Hedgecock homeplace northeast corner; thence continuing with the C. P. Hedgecock homeplace the two following courses and distances: north 84° 30' west 100 feet; and south 4° 30' west 200 feet to the point or place of beginning, and being a part of Lot No. 8 as shown on the map of the W. H. Idol Estate. This being the same property as set forth as the second parcel in Deed Book 2547, page 887, Guilford County Registry, and Deed Book 1012, page 434, Forsyth County Registry.

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 Forsyth 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 **19<sup>th</sup>** day of **August, 2019**

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk