

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 19-07**
 (City of High Point)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: September 16, 2019

Public Hearing: Yes

Advertising Date: August 16, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by the City of High Point to consider a voluntary contiguous annexation of approximately 28.17 acres located west of Dillon Road, approximately 350 feet north of Bales Chapel Road. The property is addressed as 3411 and 3411-R Dillon Road and also known as Guilford County Tax Parcel 160602 and 228590.

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 19-07.

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

**STAFF REPORT
ANNEXATION 19-07
September 16, 2019**

Request	
Applicant: City of High Point	Owner: City of High Point
Proposal: Voluntary non-contiguous annexation.	Effective Date: Upon adoption
	Associated Zoning Case: Not applicable

Site Information	
Location:	The site is located west of Dillon Road, approximately 350 feet north of Bales Chapel Road (3411 and 3411-R Dillon Road).
Tax Parcel Numbers:	Guilford County Tax Parcel 160602 and 228590
Site Acreage:	Approximately 28.17 acres
Current Land Use:	Undeveloped
Current Zoning:	The site is within the City's ETJ Area, and subject to the City's zoning requirements. The current Light Industrial (LI) and Residential Single Family – 3 (R-3) District will remain.
Current Fire District:	Pinecroft-Sedgefield District
Proposed Development:	A future City of High Point park is being considered for the site.
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 is adjacent to Ward 2. If approved, the annexation area will be part of Ward 2.
Physical Characteristics:	The eastern portion of the site, fronting along Dillon Road, has a gently sloping terrain and consist of open pasture lands. The western portion of the site has a severely sloping terrain and is heavily wooded. A perennial stream, running in a south to north direction runs along the western boundary of the site.
Water and Sewer Proximity:	A 12 inch City water line and a 12-inch City sewer line lies adjacent to the site along Dillon Road. A 21-inch City sewer line also lies along the western boundary of the site adjacent to the stream corridor.
General Drainage and Watershed:	The site drains in a westerly 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 2 units per acre or more.
Overlay District:	Oakdale Reservoir GWA

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District	Undeveloped parcels
	R-3	Residential Single Family – 3 District (<i>City of High Point ETJ Area</i>)	Single family dwellings
South:	R-3	Residential Single Family – 3 District	Single family dwellings.
East:	RS-30	Residential Single Family – 30 District (<i>Guilford County</i>)	Single family dwellings
	RS-40	Residential Single Family – 3 District (<i>Guilford County</i>)	Undeveloped parcel
West:	LI	Light Industrial District	Undeveloped parcels

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Dillon Road	Minor Thoroughfare	437 ft.
Vehicular Access:	Future access will be from Dillon 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. Annexations for uses within close proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The proposed 28.17 acre annexation site consists of two parcels owned by the City of High Point and proposed to be developed as a public recreation facility. 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 abuts the City's corporate limits to the south and west 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

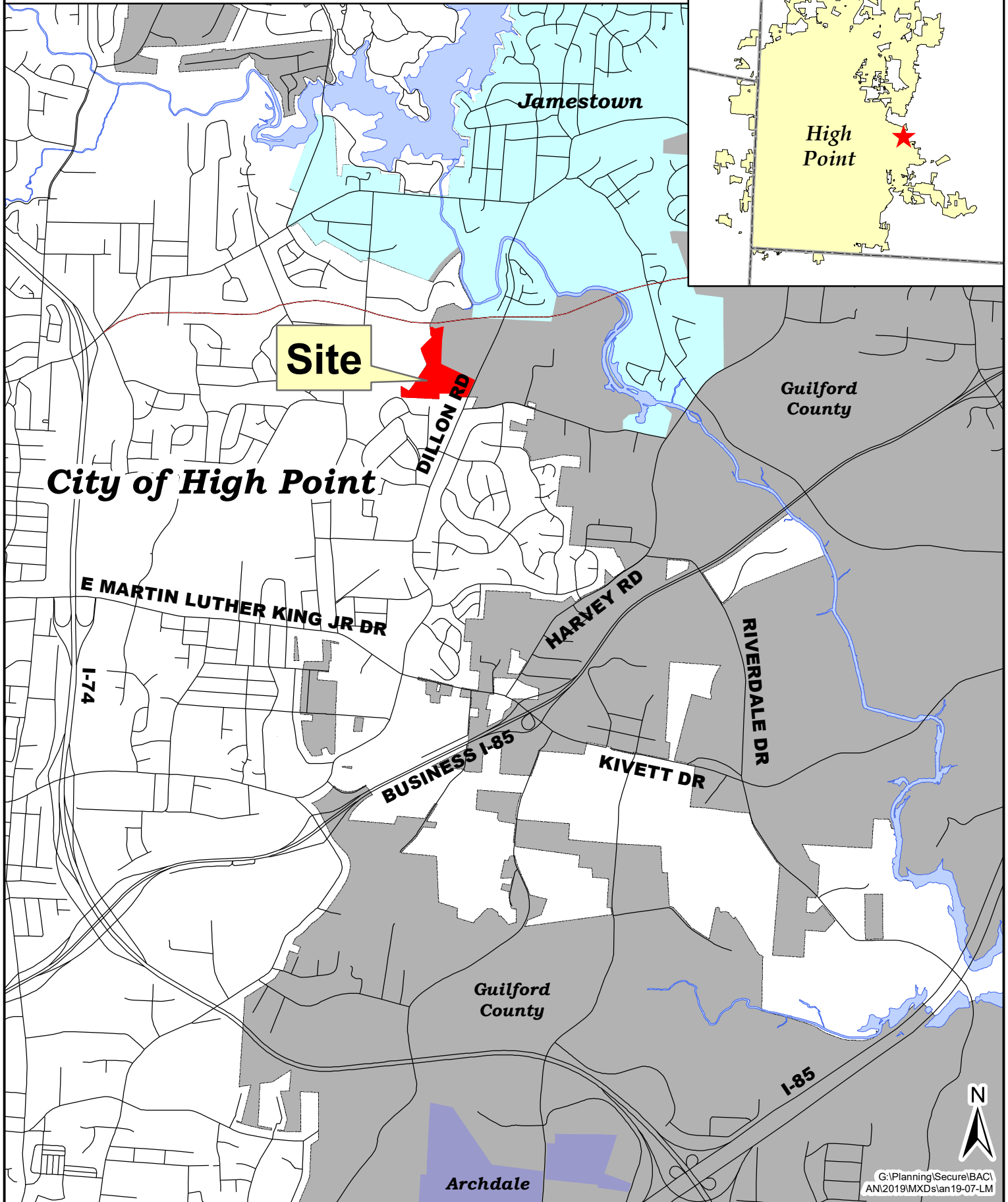
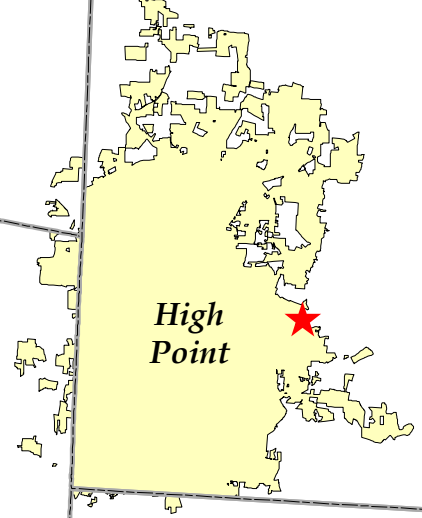
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

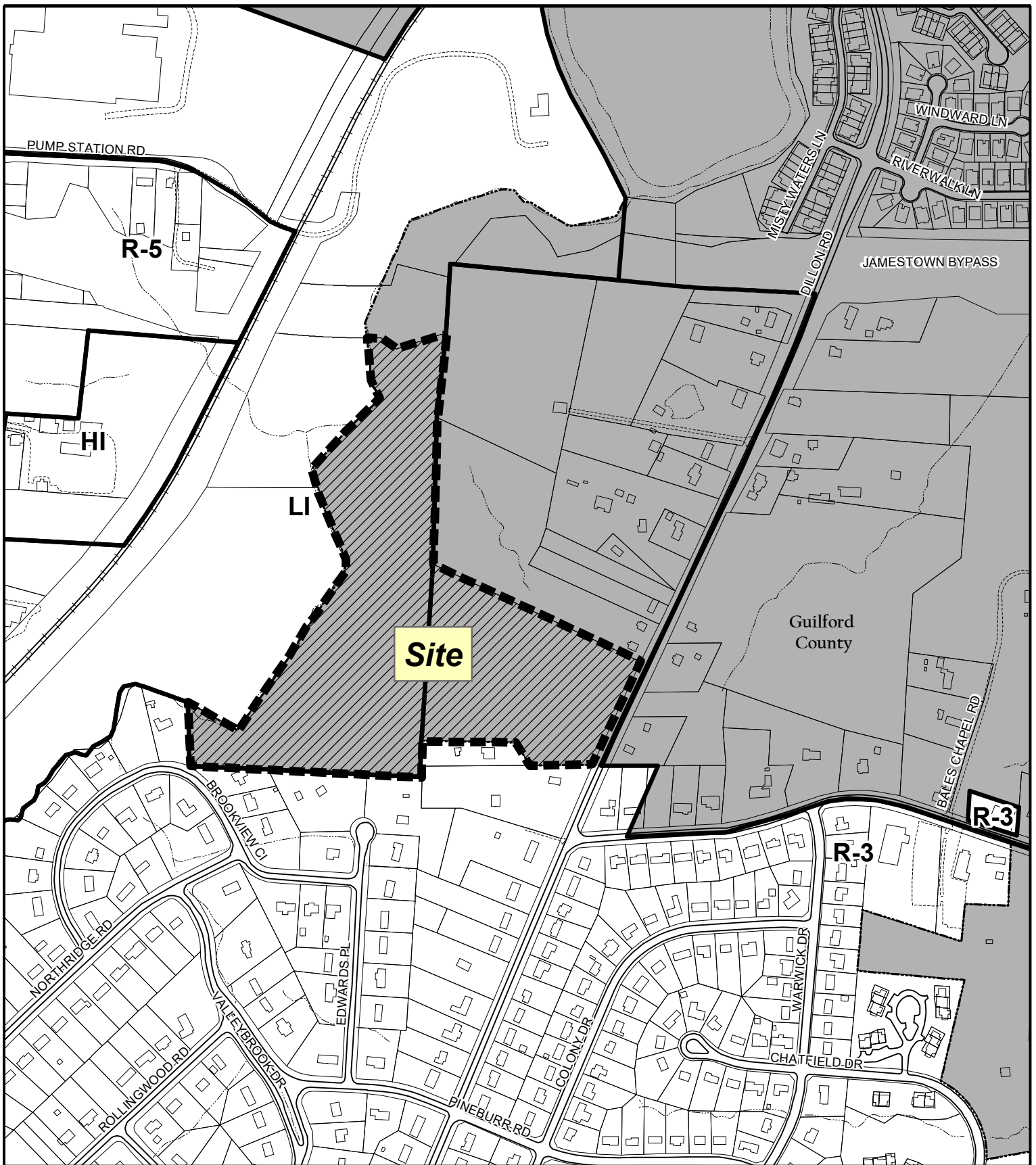
LOCATION MAP

ANNEXATION CASE: AN-19-07

Applicant: City of High Point

Vicinity Map





ANNEXATION REQUEST AN-19-07

Applicant: City of High Point

Area: 28.17 acres (approximate)

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=500'

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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 6:15 p.m. on the **16th day of September, 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 **September 16, 2019**.

Description:

Annexation Case AN-19-07

Property Owner: City of High Point

Guilford County Tax Parcel 160602 (Deed Book 4158, Page 232)

Jamestown Township, Guilford County, North Carolina

Beginning at a 7/8" iron pipe found on the westerly line of Dillon Road – NCSR # 1334 (60 feet wide) marking the northeasterly corner of the lands of Debre Mehret Medhane Alem Ethiopian Orthodox Tewahedo (DB 7444, Page 2932); thence departing said westerly line of Dillon Road and with the northerly line of said lands of Debre Mehret Medhane Alem Ethiopian Orthodox Tewahedo South 89° 42' 10" West 242.20 feet to a 1" iron pipe found marking the southeasterly corner of the lands of North Carolina Remodel Masters, Inc. (Deed Book 7651, Page

566; thence departing said northerly line of the lands of Debre Mehret Medhane Alem Ethiopian Orthodox Tewahedo and with the easterly and northerly line of said lands of North Carolina Remodel Masters, Inc. North 32° 13' 29" West 105.15 feet to a 7/8" rebar found and North 88° 43' 35" West 357.88 feet to a 2-1/2" iron pipe found on the easterly line of other lands of the City of High Point (DB 220, Pg 28); thence with the easterly line of said other lands of the City of High Point North 04° 40' 02" East 414.83 feet to a 1" rebar found and North 02° 29' 00" East 272.76 feet to a 7/8" iron pipe found marking the southwesterly corner of the lands of Terry R. Nall (DB 5672, Pg 1212); thence with the southerly line of said lands of Nall South 64° 06' 39" East 882.24 feet to a 7/8" iron pipe found on the aforementioned westerly line of Dillon Road – NCSR # 1334 (60 ft wide); thence with said westerly line of Dillon Road South 24° 48' 24" West 436.69 feet to the Point of Beginning and containing 9.50278 Acres of land to be annexed.

AND

Guilford County Tax Parcel 22890 (Deed Book 220, Page 28)
High Point Township, Guilford County, North Carolina

Beginning at a 1" iron pipe found marking the southeasterly corner of Lot 1 Section 4 of Ridgecrest Subdivision (PB 28, Page 51); thence with the easterly line of said Lot 1 Section 4 of Ridgecrest Subdivision North 06° 01' 32" West (passing over a 1-1/4" iron pipe found at 221.81 feet) a total of 232.64 feet to a point in the centerline of Glover's Branch; thence departing said easterly line of Ridgecrest Subdivision and with the centerline of Glover's Branch and the easterly line of the lands of Bobby Ray Glover (Deed Book 1469, Page 584) the following twenty-two (22) courses and distances: 1) South 63° 37' 10" East 41.82 feet, thence

- 2) South 50° 53' 26" East 53.12 feet, thence
- 3) South 74° 56' 38" East 58.57 feet, thence
- 4) South 59° 38' 24" East 54.61 feet, thence
- 5) South 77° 49' 59" East 22.76 feet, thence
- 6) North 72° 04' 10" East 14.00 feet, thence
- 7) North 44° 58' 41" East 12.90 feet, thence
- 8) North 28° 17' 59" East 54.35 feet, thence
- 9) North 39° 22' 10" East 32.52 feet, thence
- 10) North 18° 36' 25" East 60.16 feet, thence
- 11) North 50° 16' 13" East 57.52 feet, thence
- 12) North 30° 22' 34" East 86.51 feet, thence
- 13) North 59° 13' 20" East 27.24 feet, thence
- 14) North 35° 30' 10" East 97.60 feet, thence
- 15) North 24° 53' 07" East 86.29 feet, thence
- 16) North 18° 56' 28" East 61.57 feet, thence
- 17) North 53° 26' 36" East 72.27 feet, thence
- 18) North 02° 48' 20" East 20.25 feet, thence
- 19) North 37° 34' 22" East 63.44 feet, thence
- 20) North 12° 56' 04" East 51.58 feet, thence
- 21) North 19° 11' 26" West 84.47 feet, and thence

22) North 22° 28' 34" West 102.70 feet to the northeast corner of said lands of Glover; thence departing the easterly line of said lands of Glover and continuing with Glover's Branch thru the lands of the City of High Point the following thirteen (13) courses and distances:

- 1) North 22° 28' 34" West 155.54 feet, thence
- 2) North 01° 56' 25" East 44.63 feet, thence
- 3) North 11° 47' 57" West 130.91 feet, thence
- 4) North 21° 58' 11" East 20.08 feet, thence
- 5) North 53° 09' 47" East 27.46 feet, thence
- 6) North 86° 55' 32" East 116.37 feet, thence
- 7) North 74° 55' 07" East 38.26 feet, thence
- 8) North 47° 50' 21" East 31.46 feet, thence
- 9) North 57° 21' 50" East 77.84 feet, thence
- 10) North 22° 24' 23" East 36.42 feet, thence
- 11) North 30° 09' 25" West 58.99 feet, thence
- 12) North 13° 42' 00" West 84.01 feet, and thence
- 13) North 01° 10' 56" East 102.62 feet to a point on the southerly line of the lands of the North Carolina Department of Transportation (Deed Book 8087, Page 694), purchased for the Jamestown Bypass; thence with said southerly line of the lands of the North Carolina Department of Transportation 58.75 feet along the arc to the left having a radius of 3,099.83 feet, a central angle of 01° 05' 09", and a chord bearing and chord of North 89° 22' 59" East and 58.75 feet, respectively, to a point; thence continuing with southerly line of said lands of the North Carolina Department of Transportation the following three (3) courses and distances:
 - 1) South 53° 30' 56" East 72.81 feet, thence
 - 2) North 71° 54' 03" East 182.54 feet, and thence
 - 3) South 81° 51' 30" East 18.20 feet to a point on the westerly line of the lands of Nancy T. Guiton (Deed Book 3324, Page 182);thence with said westerly line of the lands of Guiton South 03° 49' 39" West 300.07 feet to a 7/8" iron pipe found marking the northwesterly corner of the lands of Terry R. Nall (Deed Book 5672, Page 1212); thence with the westerly line of said lands of Nall South 03° 49' 38" West 589.37 feet to a 7/8" iron pipe found marking the northwesterly corner of other lands of the City of High Point (Deed Book 4158, Page 232); thence with the westerly line of said other lands of the City of High Point South 02° 29' 00" West 272.76 feet to a 1" rebar and South 04° 40' 02" West 414.83 feet to a 2-1/2" iron pipe found marking the southwest corner of said other lands of the City of High Point and the northwesterly corner of the lands of North Carolina Remodel Masters, Inc (Deed Book 7651, Page 566); thence with said westerly line of the lands of North Carolina Remodel Masters South 05° 02' 05" West 99.09 feet to a 1" iron pipe found marking the northwesterly corner of the lands of Debre Mehret Medhane Alem (Deed Book 7444, Page 2932); thence with the westerly line of said lands of Alem South 0° 56' 12" East 40.94 feet to a point on the northerly line of the lands of Robert L. Austin Jr (Deed Book 3231, Page 678), being Lot 7 Section 2 of Meadowview Acres (PB 32, Pg 80), said point lying North 86° 57' 38" West 5.55 feet from the northeast corner of said Lot 7; thence with the northerly line of said lands of Austin and continuing with the northerly line of the lands of Russell Anthony Greeson et ux (Deed Book 4324, Page 2116), being Lot 6 Section 2 of Meadowview Acres (PB 32, Pg 80) and the lands of Ronald D. Russell et ux (Deed Book 2366, Page 649), being Lot 1 Section 1 of Meadow-View Acres (PB 28, Pg 52) North 86° 57' 38" West 885.15 feet to the Point of Beginning and containing 18.67414 Acres of land to be annexed.

Total Annexation area 28.17692

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 the City Council
City of High Point, North Carolina
The **16th** day of **September, 2019.**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk