

CITY OF HIGH POINT AGENDA ITEM



Title: Annexation 19-08
(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 an approximate 1.28-acre parcel located south of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road. The property is addressed as 3314 E. Martin Luther King Jr. Drive and also known as Guilford County Tax Parcel 161162.

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 19-08.

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

**STAFF REPORT
ANNEXATION 19-08
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 south of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road (3314 E. Martin Luther King Jr. Drive).
Tax Parcel Numbers:	Guilford County Tax Parcel 161162.
Site Acreage:	Approximately 1.28 acre
Current Land Use:	Single family dwelling
Current Zoning:	The site is within the City's ETJ Area, and subject to the City's zoning requirements. The current Heavy Industrial (HI) District will remain.
Current Fire District:	Pineroft-Sedgefield District
Proposed Development:	This parcel is a proposed land addition to the abutting City of High Point Transportation facility (R.V. Moss Traffic Services Center), which abuts this parcel to the south and southwest.
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 site has a relatively flat terrain with no noteworthy physical features.
Water and Sewer Proximity:	A 16 inch City water line and an 8-inch City sewer line lies adjacent to the site along E. Martin Luther King Jr. Drive.
General Drainage and Watershed:	The site drains in a general southeasterly direction and 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 GWA

Adjacent Property Zoning and Current Land Use			
North:	HI CU RM-16	Heavy Industrial District Residential Multifamily - 16 District	Single family dwelling and undeveloped parcel
South:	HI	Heavy Industrial District	City of High Point Transportation facility
East:	HI	Heavy Industrial District	Warehouse and distribution
West:	HI	Heavy Industrial District	City of High Point Transportation facility

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	E. Martin Luther King Jr. Dr.	Major Thoroughfare	30 ft.
Vehicular Access:	Access will be from Triangle Lake Road. An access point may also be proposed from E. Martin Luther King Jr. Drive when additional parcels fronting along this street is added to the transportation facility.		

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 City of High Point is pursuing annexation of this 1.28-acre parcel, which is owned by the City, so it may be added to the land area of the abutting City Transportation 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 is surrounded by the City 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

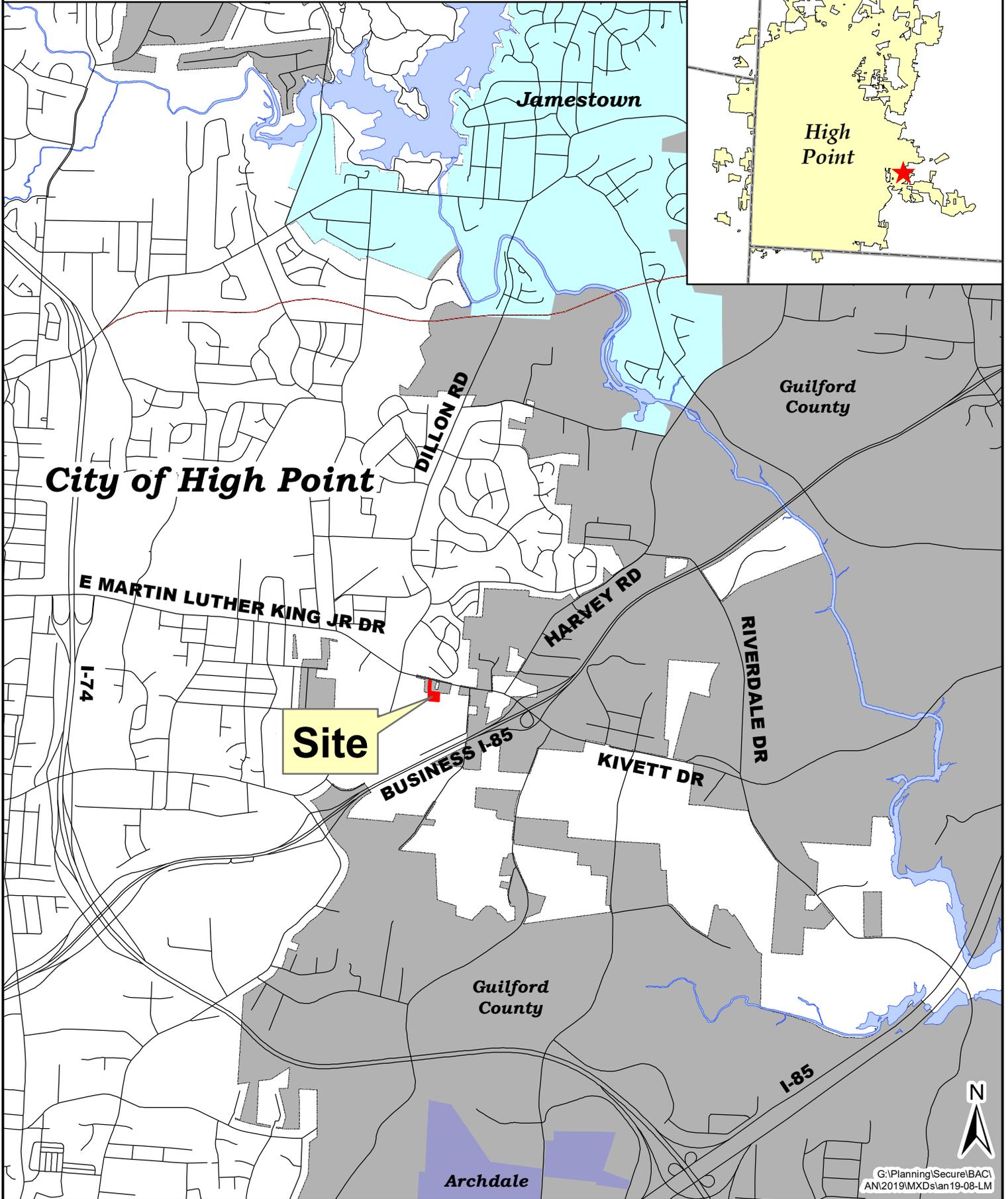
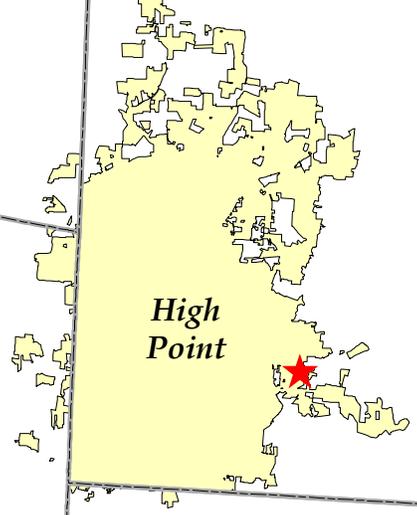
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

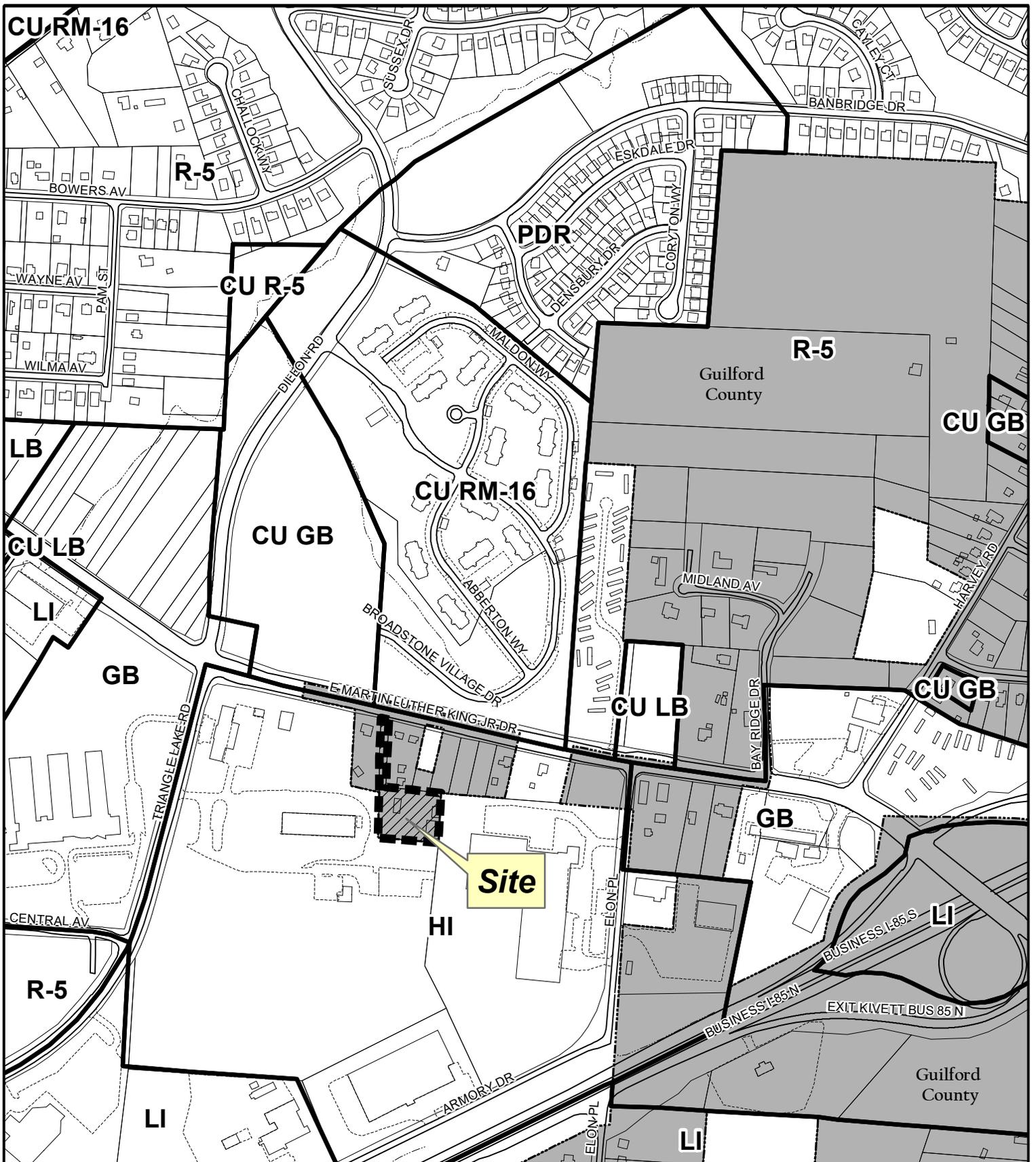
LOCATION MAP

ANNEXATION CASE: AN-19-08

Applicant: City of High Point

Vicinity Map





ANNEXATION REQUEST AN-19-08

Applicant: City of High Point
Area: 1.28 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-19-08 Property Owner: City of High Point
Guilford County Tax Parcel 161162 (Deed Book 8163 Page 2659)
Jamestown Township, Guilford County, North Carolina

Beginning at a point on the southerly line of E. Martin Luther King Jr Drive – NCSR # 1113 (formerly Kivett Drive) (variable width), said point being the northwesterly corner of the lands of Clifton H. Lamb (Deed Book 3494, Page 295); thence departing said southerly line of E. Martin Luther King Jr Drive and with the westerly line of said lands of Lamb South 02°34' 59" West 255.07 feet to a 1" pin found the southwesterly corner of said lands of Lamb; thence with the southerly line of said lands of Lamb South 85°31' 03" East 105.58 feet to a 1" iron pipe found marking the southeast corner of said lands of Lamb and the southwesterly corner of the lands of Dennis W. Morgan, Sr (Deed Book

6501, Page 855); thence with said southerly line of Morgan and with other lands of Dennis W. Morgan Sr. (Deed Book 6576, Page 992) South 84° 36' 54" East 107.81 feet to a 1" pin marking the northwesterly corner of the lands of Key Consulting, Inc. (Deed Book 7606, Page 1938); thence departing the southerly line of said lands of Morgan, Sr and with the westerly line of said lands of Key Consulting South 04° 06' 26" West 100.19 feet and South 03° 59' 39" West 100.11 feet to an axle found marking a corner to other lands of the City of High Point (Deed Book 7368, Page 2883); Page 2 3314 Martin Luther King Jr. Dr. thence departing said westerly line of Key Consulting, Inc. and with the northerly and easterly lines of said other lands of the City of High Point North 84° 59' 17" West 234.18 feet to a 1" pin found and North 01° 36' 16" East 176.02 feet to a 1" iron pipe found marking the southeasterly corner of the lands of Darrell W. Kersey (Deed Book 4450, Page 867); thence departing said easterly line of the lands of the City of High Point and with the easterly line of said lands of Kersey North 01° 24' 15" East 284.55 feet to a point on the aforementioned southerly line of E. Martin Luther King, Jr Drive (formerly Kivett Drive) (variable width); thence with said southerly line of E. Martin Luther King Jr Drive (variable width) South 77° 06' 08" East 35.33 feet to the Point of Beginning and containing 1.28691 acres of land more or less for Annexation purposes.

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