

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation 19-11

(Tim Richardson and Beverly Richardson Graham)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 18, 2019

Public Hearing: Yes

Advertising Date: November 7, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson, for a voluntary contiguous annexation of an approximate 20.58 acre parcel located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcel 160169.

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 19-11.

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

**STAFF REPORT
ANNEXATION 19-11
November 18, 2019**

Request	
Applicant: Tim Richardson and Beverly Richardson Graham	Owner: Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 19-21

Site Information	
Location:	The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive.
Tax Parcel Number:	Guilford County Tax Parcels 160169
Site Acreage:	Approximately 20.58 acres
Current Land Use:	The site is currently developed with two single family dwellings.
Property Within ETJ	The site is within the City's ETJ Area, and subject to the City's zoning requirements. The current R-3 District is proposed to be changed to a CZ RM-5 District.
Current Fire District:	Pinecroft-Sedgefield rural fire district.
Proposed Development:	A 78-lot mixed residential subdivision (single family homes and townhomes) are proposed to be developed.
Proposed Unit Type, Number and Average Value:	The developer estimates homes in the proposed subdivision will have a sales value of approximately \$225,000 per dwelling unit, and that the overall project, including infrastructure improvements, will have a value of approximately \$17,235,000.
Proposed Build-out Schedule:	Approximately four years.
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 is heavily wooded with a moderate to severely sloping terrain. A perennial stream runs from east to west along the southern boundary of the property. The steeper terrain of the site lies along the stream corridors.
Water and Sewer Proximity:	A 12-inch and 6-inch City water line lie adjacent to the site along Bales Chapel Road and Chatfield Drive, respectively. An 8-inch City sewer line is adjacent to the site along Chatfield Drive and along the southern boundary of the site with the stream corridor.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the Oakdale Reservoir Watershed Critical 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. Within Tier 3 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area.
Overlay Districts:	Oakdale Reservoir Watershed Critical Area (WCA) – Tier 3 Oakdale Reservoir General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3 RS-40	Residential Single Family-3 District Residential Single Family-40 District (<i>Guilford County</i>)	Religious institution (church) and single family dwellings
South:	R-3	Residential Single Family-3 District	Recreational and common area of the Stone Hedge subdivision
East:	R-3	Residential Single Family-3 District (<i>City of High Point ETJ Area</i>)	Single family dwellings
West:	R-3	Residential Single Family-3 District	Single family dwellings and townhome dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Bales Chapel Road	Minor Thoroughfare	520 ft
Vehicular Access:	Via public street connection to Bales Chapel Road and Chatfield Drive.		

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 development of a mixed residential subdivision consisting of single family homes and townhomes. This property abuts the City's corporate limits and is within the City of High Point Extraterritorial Jurisdiction (ETJ). The ETJ is unincorporated lands, adjacent to the city limits, where Guilford County has agreed to grant the City of High Point zoning, subdivision and building code authority.

There have been a number of annexation approvals in this area with abutting lands to the west being annexed in the 1970s and abutting lands to the south being annexed in the 1980s. 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 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.

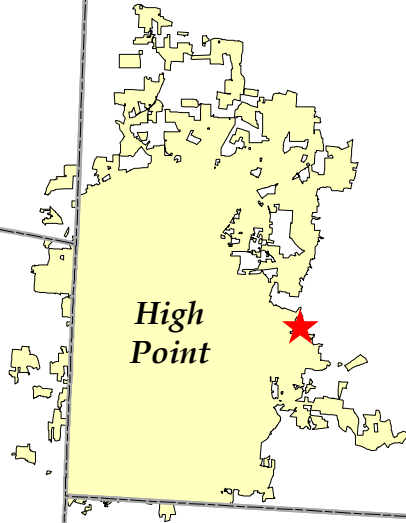
Report Preparation

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-19-11
Applicant: Margaret R. Richardson Estate

Vicinity Map



High Point

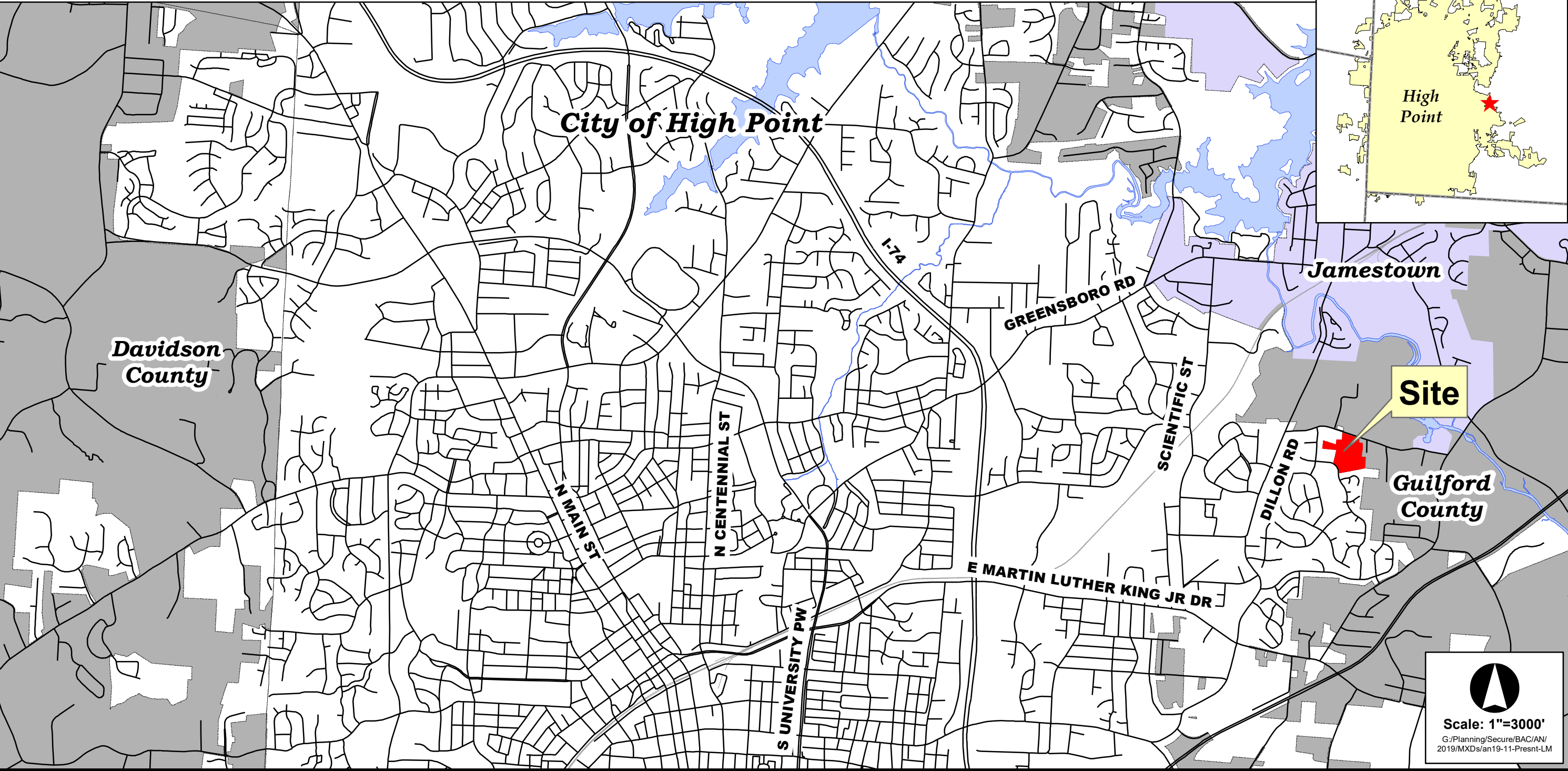
Jamestown

Site

Guilford County

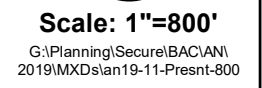
City of High Point

Davidson County

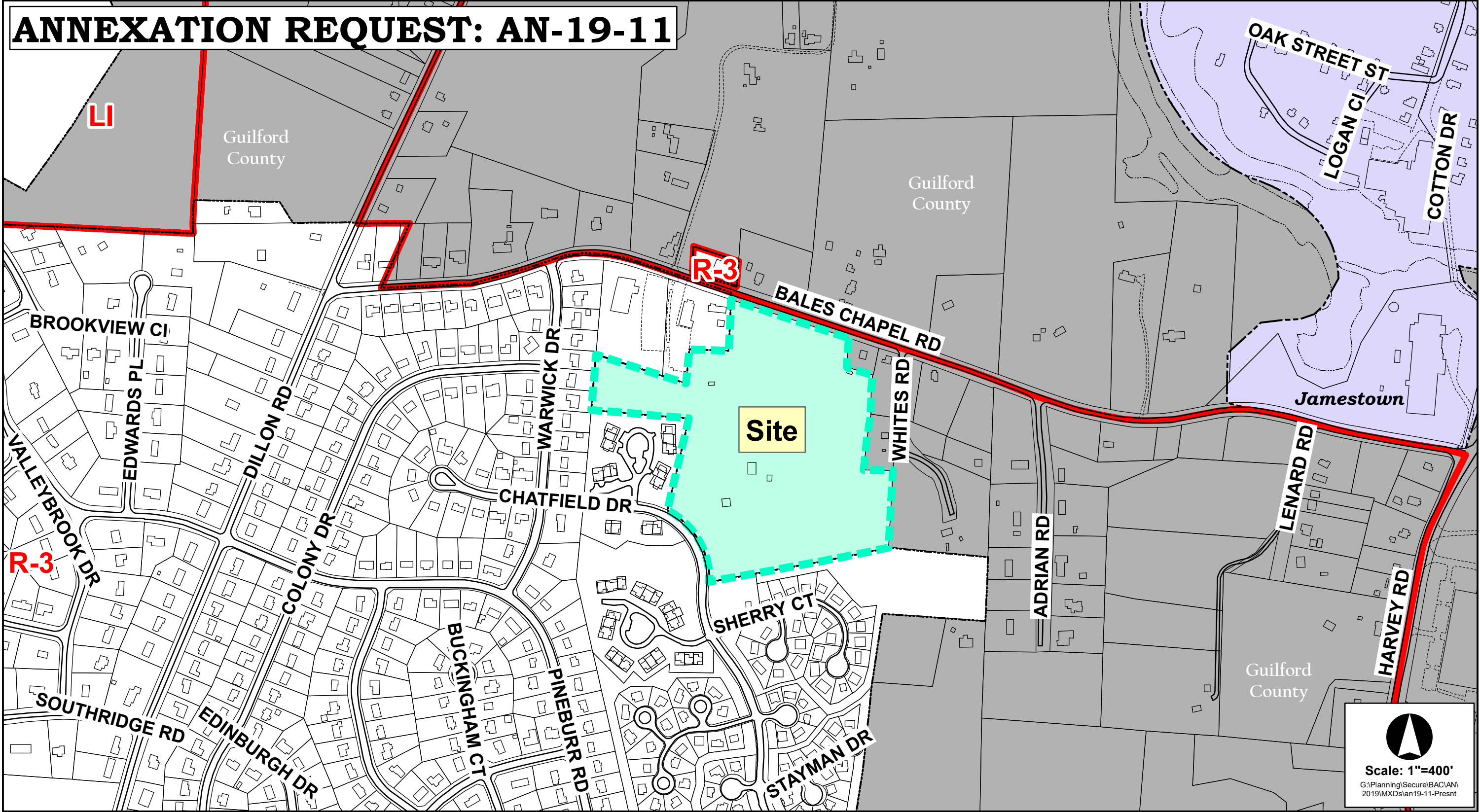


Scale: 1"=3000'

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ANNEXATION REQUEST: AN-19-11



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 18th day of November, 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 **November 18, 2019**.

ANNEXATION DESCRIPTION

The Estate of Margaret Richardson - Annexation Case 19-11

921 Chatfield Drive, High Point, North Carolina – Jamestown Township, Guilford County
Guilford County Tax Parcel 160169
PIN: 7821215923-000

Beginning at an existing iron pin found in the south right of way of Bales Chapel Road and being the north east most of Tract A of plat book 194, page 107 of the Guilford County Register of Deeds; thence North 3 Degrees, 23 Minutes, 34 Seconds East, 31.04 feet, to a point in the center of Bales Chapel Road; thence with the centerline, South 71 Degrees, 36 Minutes, 28

Seconds East, 499.81 feet, to a point in the center of said road; thence South 10 Degrees, 39 Minutes, 48 Seconds West, 30.21 feet, to a new iron pin set in the south right of way of Bales Chapel Road and being in the west line of Mong Chue as recorded in deed book 7338, page 2229; thence the following two calls with Chue, (1) South 10 Degrees, 39 Minutes, 48 Seconds West, 141.75 feet, to an existing iron pin found, (2) South 71 Degrees, 58 Minutes, 05 Seconds East, 130.55 feet, to an existing iron pin found marking Chue's south east corner and being in the west line of Dorosiewicz property as described in deed book 5637, page 382; thence with Dorosiewicz, South 5 Degrees, 20 Minutes, 19 Seconds East, 136.89 feet, to an existing iron pin found marking the north west corner of Regina B. Brown property as described in deed book 7631, page 588; thence the following three calls with Brown, (1) South 5 Degrees, 13 Minutes, 27 Seconds West, 159.96 feet, to an existing iron pin found, (2) South 2 Degrees, 48 Minutes, 07 Seconds West, 113.04 feet, to a new iron pin set, (3) North 86 Degrees, 53 Minutes, 31 Seconds East, 139.74 feet, to an existing iron pin found in the west line of Dorosiewicz property as described in deed book 3608, page 281; thence with Dorosiewicz, South 0 Degrees, 57 Minutes, 59 Seconds West, 305.41 feet, to an existing axle found in the north line of Stonehedge Four Homeowners Association as described in deed book 3753, page 720; thence with Stonehedge Four Homeowners Association property and the north line as shown on plat book 95, page 47 and plat book 95, page 45, South 78 Degrees, 04 Minutes, 33 Seconds West, 795.84 feet, to an existing iron pin found in the east right of way of Chatfield Drive; thence with the east right of way of Chatfield Drive, 378.57 feet along a curve to the left of radius 326.00 feet, a chord bearing and distance of North 29 Degrees, 20 Minutes, 27 Seconds West, 357.65 feet, to a new iron pin set in the east line of Stonehedge Homeowners Association as described in deed book 3233, page 840 and shown on plat book 71, page 126; thence with the following two lines of Stonehedge Homeowners Association, (1) North 12 Degrees, 46 Minutes, 22 Seconds East, 394.87 feet, to an existing iron pin found, (2) North 85 Degrees, 22 Minutes, 33 Seconds West, 416.22 feet, to an existing iron pin found in the east line of Lot 81 of plat book 49, page 93; thence with the east line of lot 81, and lots 75, 76, and 77 of plat book 47, page 1, North 4 Degrees, 44 Minutes, 22 Seconds East, 269.78 feet, to an existing iron pin found marking the south west most corner of North Carolina Trustees of Wesleyan Church and Trustees of Bales Memorial Wesleyan Church as described in deed book 2840, page 282, thence with the church property the following four calls, (1) South 72 Degrees, 47 Minutes, 21 Seconds East, 419.83 feet, to a new iron pin set, (2) North 2 Degrees, 29 Minutes, 20 Seconds East, 141.29 feet, to an existing iron pin found, (3) South 89 Degrees, 53 Minutes, 43 Seconds East, 145.25 feet, to an existing iron pin found, (4) North 3 Degrees, 23 Minutes, 34 Seconds East, 191.23 feet, to the Point and place of beginning containing 20.587 acres, more or less.

SECTION 2. Upon and after **November 18, 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 **18th** day of **November, 2019**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk