

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Annexation 19-12**  
              *(Triad Industrial Partners III, LLC)*

**From:**   Lee Burnette, Planning & Development  
              Director

**Meeting Date:**     January 21, 2020

**Public Hearing:**   Yes

**Advertising Date:** January 3, 2020

**Advertised By:**    Planning & Development

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

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### **PURPOSE:**

A request by Triad Industrial Partners III, LLC to consider a voluntary noncontiguous annexation of approximately 31.1 acres located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road. The site is also known as Guilford County Tax Parcels 169762 and 169780.

### **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 19-12.

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

**STAFF REPORT  
ANNEXATION 19-12  
January 21, 2020**

<b>Request</b>	
<b>Applicant:</b> Triad Industrial Partners III, LLC	<b>Owner:</b> Triad Industrial Partners III, LLC
<b>Proposal:</b> Voluntary non-contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Map Amendment 19-25

<b>Site Information</b>	
<b>Location:</b>	The site is located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road.
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 169762 and 169780
<b>Site Acreage:</b>	Approximately 31.1 acres
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
<b>Proposed Development:</b>	Industrial buildings in conjunction with expansion of an existing industrial park.
<b>Proposed Unit Type, Number and Average Value:</b>	Approximately 300,000 square feet of industrial development, at a cost of approximately \$24,000,000, is proposed to be constructed on the site.
<b>Proposed Build-out Schedule:</b>	Approximately 2 – 5 years
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
<b>Physical Characteristics:</b>	The site has a gentle to moderately sloping terrain. The eastern portion of the site is heavily wooded, while the western portion of the site consists of open pasture lands.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line and an 8-inch City sewer line both lie to the east of the site along Gallimore Dairy Road.
<b>General Drainage and Watershed:</b>	The site drains in a southerly direction, and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is greater than 24% of the site.
<b>Overlay Districts:</b>	City Lake General Watershed Area Airport Overlay District – Zone 1

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family dwelling and undeveloped parcel
<b>South:</b>	CZ EC	Conditional Zoning Employment Center District	Single family dwelling and commercial nursery/landscaping business
	AG	Agricultural District ( <i>Guilford County</i> )	
<b>East:</b>	CZ-EC	Conditional Zoning Employment Center District	Industrial park and single family dwelling
	CU-LI	Conditional Use Light Industrial District ( <i>Guilford County</i> )	
<b>West:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family dwelling and dog kennel
	CU-LI	Conditional Use Light Industrial District ( <i>Guilford County</i> )	

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Gallimore Dairy Road	Major Thoroughfare	475 feet
<b>Vehicular Access:</b>	Two access points are proposed to be provided from Gallimore Dairy 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. 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 expansion of an existing industrial park. This property is situated in the northern portion of the City's planning area and is designated on the adopted Land Use Map for Restricted Industrial uses. There have been a number of annexation approvals to allow Restricted Industrial type uses in this portion of the City's Planning Area since the 1990s. The site abuts the City's corporate limits along its eastern boundary and is adjacent to parcels within the city limits to the south.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site is generally surrounded by 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

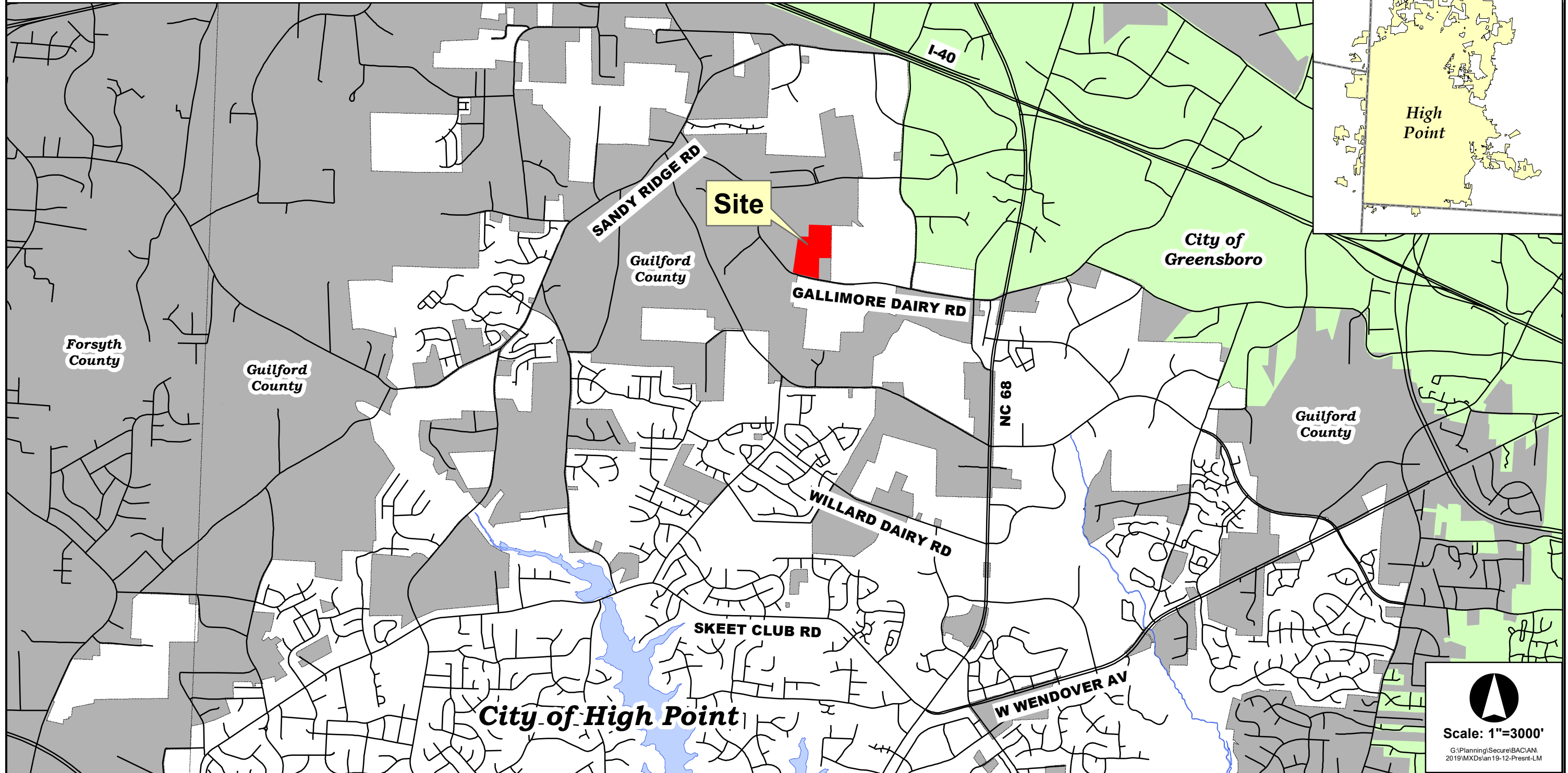
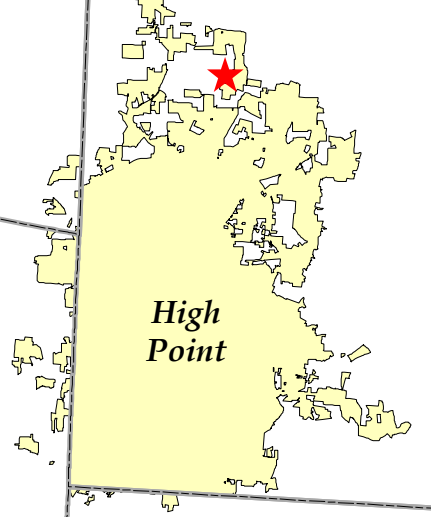
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ANNEXATION REQUEST: AN-19-12

Applicant: Triad Industrial Partners III

## Vicinity Map



Site

SANDY RIDGE RD

Guilford County

GALLIMORE DAIRY RD

NC 68

WILLARD DAIRY RD

SKEET CLUB RD

W WENDOVER AV

City of Greensboro

Guilford County

City of High Point

Forsyth County

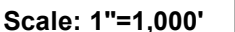
Guilford County



Scale: 1"=3000'

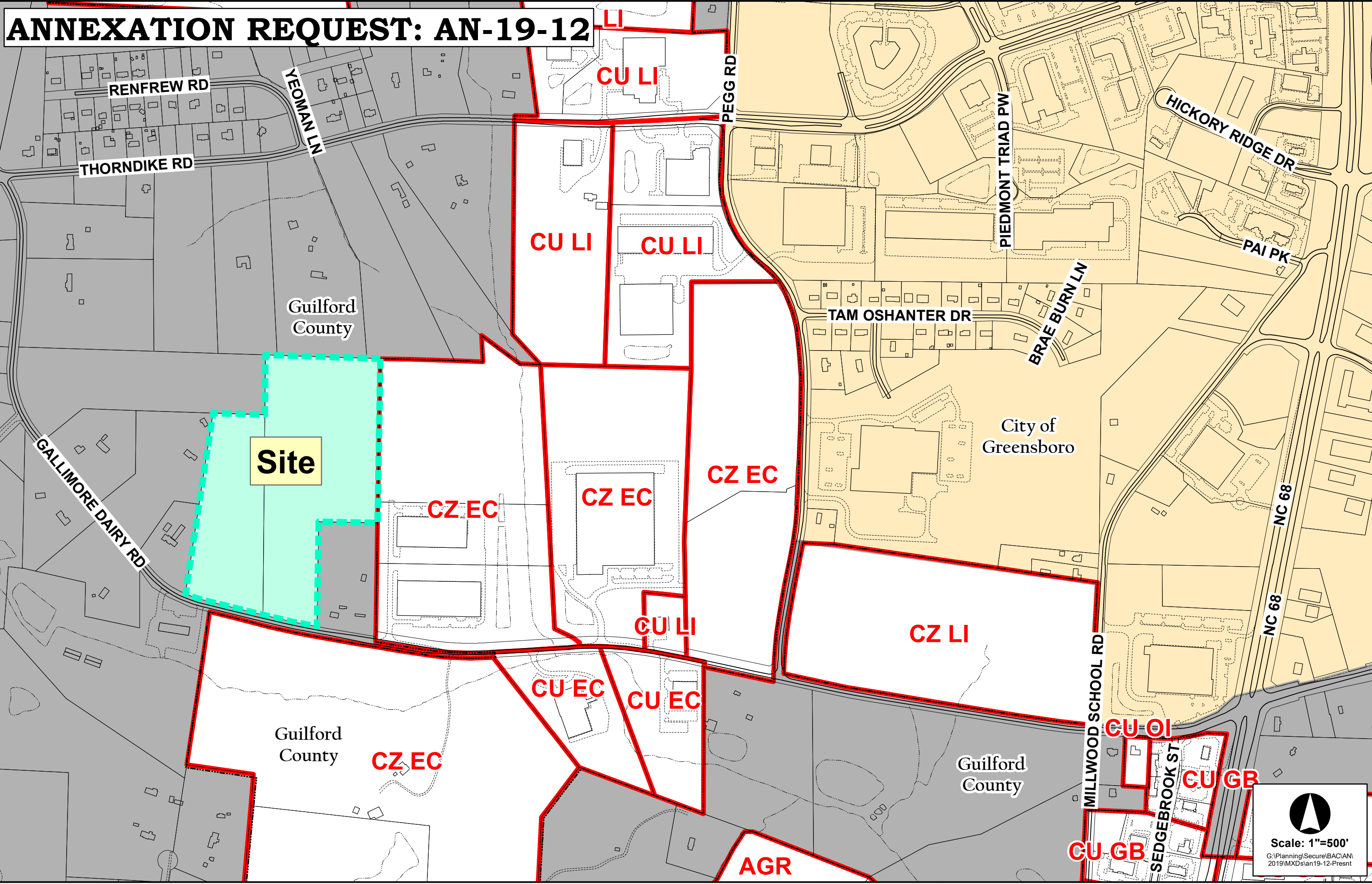
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# ANNEXATION REQUEST: AN-19-12



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-58.1, 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 21<sup>st</sup> day of January, 2020; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 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-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **January 21, 2020**.

**ANNEXATION DESCRIPTION**

Triad Industrial Partners III, LLC - Annexation Case 19-12 (AN-19-12)

780 & 800 Gallimore Dairy Road, High Point, North Carolina – Guilford County

Tract 1: Guilford County Tax Parcel 169780 (PIN: 7804-94-9954)

Tract 2: Guilford County Tax Parcel 169762 (PIN: 7814-05-4393)

BEING A PARCEL OF LAND LOCATED IN DEEP RIVER TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTHERN MARGIN OF GALLIMORE DAIRY ROAD VARYING RIGHT OF WAY HAVING A NCGRID NAD 83(2011) COORDINATE OF N:844,195.99, E:1,710,854.95 AND BEING THE SOUTHEASTERN CORNER OF THE ROBERTA L. TURNER PARCEL AS RECORDED IN DEED BOOK 7914, PAGE 27, GUILFORD COUNTY REGISTRY; THENCE CROSSING SAID GALLIMORE DAIRY ROAD THE FOLLOWING TWO (2) COURSES: 1) S 00°57'30" WA DISTANCE OF 31.36 FEET TO A POINT; THENCE 2) S 00°57'30" WA DISTANCE OF 24.04 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERN MARGIN OF SAID GALLIMORE DAIRY ROAD VARYING RIGHT OF WAY, SAID 1/2" IRON PIPE FOUND BEING THE SOUTHEASTERN CORNER OF THE TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AS RECORDED IN DEED BOOK 8113, PAGE 221, GUILFORD COUNTY REGISTRY AND BEING LOCATED N 00°14'27" A DISTANCE OF 5.26 FEET FROM A CONCRETE MONUMENT FOUND; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, N 77°08'42" W A DISTANCE OF 554.33 FEET TO A POINT IN THE CENTERLINE OF PAVEMENT OF SAID GALLIMORE DAIRY ROAD CONTINUING 137.07 FEET FOR A TOTAL DISTANCE OF 691.40 FEET TO A PK NAIL FOUND, SAID PK NAIL FOUND BEING THE SOUTHWESTERN CORNER OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL; THENCE ALONG THE WESTERN BOUNDARY OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, N 00°34'06" EA DISTANCE OF 8.08 FEET TO A PK NAIL FOUND AT THE SOUTHEASTERN CORNER OF THE TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AS RECORDED IN DEED BOOK 8138, PAGE 790, GUILFORD COUNTY REGISTRY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AND SAID GALLIMORE DAIRY ROAD THE FOLLOWING TWO COURSES: 1) N 77°34'29" WA DISTANCE OF 271.31 FEET TO A PK NAIL FOUND; THENCE 2) N 75°45'22" W A DISTANCE OF 209.75 FEET TO A PK NAIL FOUND AT THE SOUTHWESTERN CORNER OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AND THE CENTERLINE OF SAID GALLIMORE DAIRY ROAD; THENCE ALONG THE WESTERN BOUNDARY OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, N 08°42'38" EA DISTANCE OF 29.16 FEET TO A 1/2" REBAR FOUND, SAID 1/2" REBAR BEING THE SOUTHEASTERN CORNER OF THE PHILIP MARTIN REALTY HOLDINGS, LLC., PARCEL AS RECORDED IN DEED BOOK 8219, PAGE 205 GUILFORD COUNTY REGISTRY AND SHOWN AS LOT 1 ON PLAT BOOK 64, PAGE 95, GUILFORD COUNTY REGISTRY; THENCE ALONG THE EASTERN BOUNDARY OF SAID PHILIP MARTIN REALTY HOLDINGS, LLC., PARCEL, N 08°42'38" E PASSING A 1/2" IRON PIPE SET AT THE NORTHERN PROPOSED RIGHT OF WAY OF SAID GALLIMORE DAIRY ROAD AT 40.50 FEET, CONTINUING 509.35 FEET FOR A TOTAL DISTANCE OF 549.85 FEET TO A 1/2" IRON PIPE FOUND AT SOUTHEASTERN CORNER OF THE BROOK W. CASHION AND JACOB R. CASHION PARCEL AS RECORDED IN DEED BOOK 7358, PAGE 2104, GUILFORD COUNTY REGISTRY AND SHOW AS LOT BON PLAT BOOK 72, PAGE 347, GUILFORD COUNTY



REGISTRY; THENCE ALONG THE EASTERN BOUNDARY OF SAID BROOK W. CASHION AND JACOB R. CASHION PARCEL, N 08°42'38" E PASSING A 1/2" IRON PIPE FOUND AT 504.67 FEET AND CONTINUING 49.98 FEET FOR A TOTAL DISTANCE OF 554.65 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERN BOUNDARY LINE OF THE RICE LIVING TRUST AS RECORDED IN DEED BOOK 5504, PAGE 1264, GUILFORD COUNTY REGISTRY; THENCE ALONG SAID SOUTHERN AND EASTERN BOUNDARY LINES SAID RICE LIVING TRUST PARCEL THE FOLLOWING TWO (2) COURSES: 1) S 88°04'44" EA DISTANCE OF 308.86 FEET TO A 1/2" REBAR FOUND; THENCE 2) N 00°34'06" EA DISTANCE OF 357.86 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERN BOUNDARY OF THEM. WILLARD TUCKER AND BARBARA C. TUCKER PARCEL AS RECORDED IN DEED BOOK 3055, PAGE 218 GUILFORD COUNTY REGISTRY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID M. WILLARD TUCKER AND BARBARA C. TUCKER PARCEL AND THE SOUTHERN BOUNDARY LINE OF THE CAREY L. KISER LIVING TRUST AS RECORDED IN DEED BOOK 7556, PAGE 1180, GUILFORD COUNTY REGISTRY, S 88°09'01" EA DISTANCE OF 607.61 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHWESTERN CORNER OF THE C & S PROPERTIES INC. PARCEL AS RECORDED IN DEED BOOK 3764, PAGE 2167, GUILFORD COUNTY REGISTRY; THENCE ALONG SAID SOUTHERN BOUNDARY OF THE C & S PROPERTIES INC. PARCEL, S 88°09'01" EA DISTANCE OF 79.81 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWESTERN CORNER OF THE TRIAD INDUSTRIAL PARTNERS, LLC., PARCEL AS RECORDED IN DEED BOOK 8057, PAGE 2016, GUILFORD COUNTY REGISTRY AND SHOWN AS LOT 3 ON PLAT BOOK 198, PAGE 132, GUILFORD COUNTY REGISTRY; THENCE ALONG THE WESTERN BOUNDARY LINE OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, S 00°57'30" WA DISTANCE OF 857.95 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHWESTERN CORNER OF THE HANDCRAFT HIGHPOINT, LLC., PARCEL AS RECORDED IN DEED BOOK 8113, PAGE 1679, GUILFORD COUNTY REGISTRY AND SHOWN AS LOT 2 ON PLAT BOOK 198, PAGE 132, GUILFORD COUNTY REGISTRY; THENCE ALONG SAID WESTERN BOUNDARY OF THE HANDCRAFT HIGHPOINT, LLC., PARCEL, S 00°57'30" WA DISTANCE OF 121.69 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF SAID ROBERTA L. TURNER PARCEL, THENCE ALONG THE NORTHERN, WESTERN AND SOUTHERN BOUNDARY LINES OF SAID ROBERTA L. TURNER PARCEL THE FOLLOWING FIVE (5) COURSES: 1) N 89°06'01" WA DISTANCE OF 352.11 FEET TO A 1/2" IRON PIPE FOUND; THENCE 2) S 00°54'10" W PASSING A 1/2" IRON PIPE FOUND AT THE PROPOSED RIGHT OF WAY FOR SAID GALLIMORE DAIRY ROAD AT 597.19 FEET, CONTINUING 32.34 FEET FOR A TOTAL DISTANCE OF 629.53 FEET TO A 1/2" IRON PIPE FOUND IN THE NORTHERN MARGIN OF SAID GALLIMORE DAIRY ROAD; THENCE 3) S 76°37'20" EA DISTANCE OF 38.11 FEET TO A POINT; THENCE 4) S 82°44'20" EA DISTANCE OF 216.79 FEET TO A POINT; THENCE 5) S 77°00'20" EA DISTANCE OF 101.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.156 ACRES.

SECTION 2. Upon and after January 21, 2020, 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-58.3.

SECTION 3. 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 21<sup>st</sup> day of January, 2020.

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

Jay W. Wagner, Mayor

ATTEST:

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