

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 20-01**
 (Miraje Properties LLC)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: August 3, 2020

Public Hearing: Yes

Advertising Date: July 23, 2020

Advertised By: Planning & Development

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

PURPOSE:

A request by Miraje Properties LLC for a voluntary contiguous annexation of an approximate 4.9-acre parcel located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road (1091 Boulder Road).

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 20-01.

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

**STAFF REPORT
ANNEXATION 20-01**

August 3, 2020

Request	
Applicant: Miraje Properties LLC	Owner: Miraje Properties LLC
Proposal: Voluntary non-contiguous annexation.	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 20-06

Site Information	
Location:	The site is located along the south side of Boulder Road, approximately 430 feet east of Tarrant Road (1091 Boulder Road).
Tax Parcel Number:	Guilford County Tax Parcel 154708
Site Acreage:	Approximately 4.9 acres
Current Land Use:	Industrial Service use (building contractor).
Current Fire District:	Deep River Fire District.
Proposed Development:	No new development is proposed. The current building contractor use is proposed to continue to operate on 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 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The northern portion of the site is relatively flat and developed with an 8,200 square-foot structure and an approximate 25,000 square-foot (0.6 acre) outdoor construction storage yard. The southern portion of the site is heavily wooded, with a severely sloping terrain, and is impacted by a perennial stream.
Water and Sewer Proximity:	An 8 inch City water line lie adjacent to the site along Boulder Road. An 8-inch City sewer line lies approximately 430 feet to the west within Tarrant Road.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the City Lake 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:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel and parking lot associated with a warehouse & distribution use.
South:	CZ-GB	Conditional Zoning General Business District	Undeveloped parcel
East:	LI	Light Industrial District	Warehouse and freight movement use
West:	LI	Light Industrial District	Undeveloped parcel

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Boulder Road		155 ft.
	Piedmont Parkway		95 ft.
Vehicular Access:	Via existing driveway access from Boulder 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. An existing industrial use, a building contractor office with outdoor storage yard, is currently operating on the site and no new development is anticipated. This property is situated in the northeastern portion of the City's planning area. There have been a number of annexations in this portion of the City's Planning Area, adjacent lands to the west were annexed in 1988 and abutting parcels to the north and south were annexed in 1999 and 2002, respectively.

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

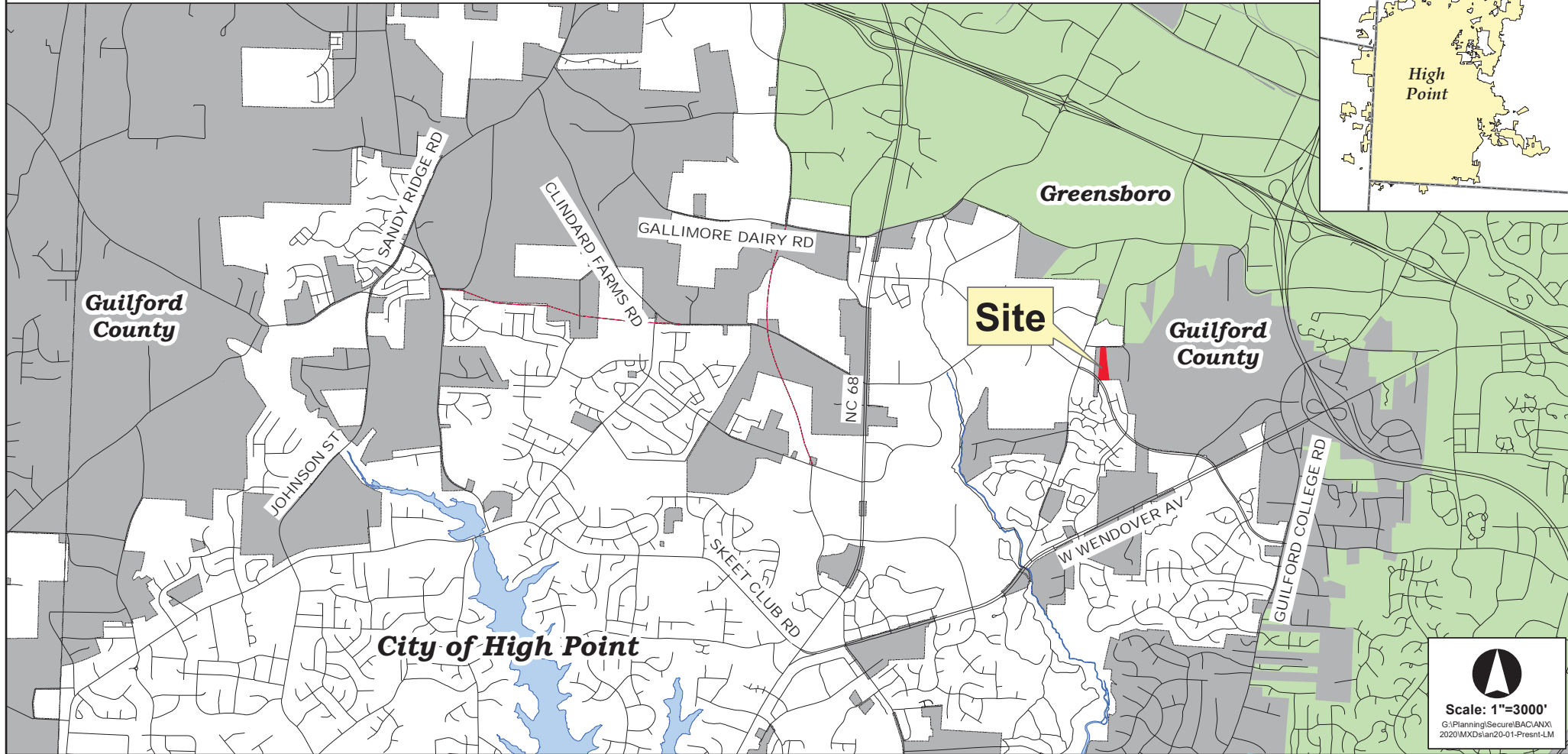
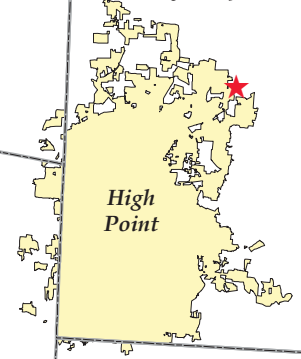
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

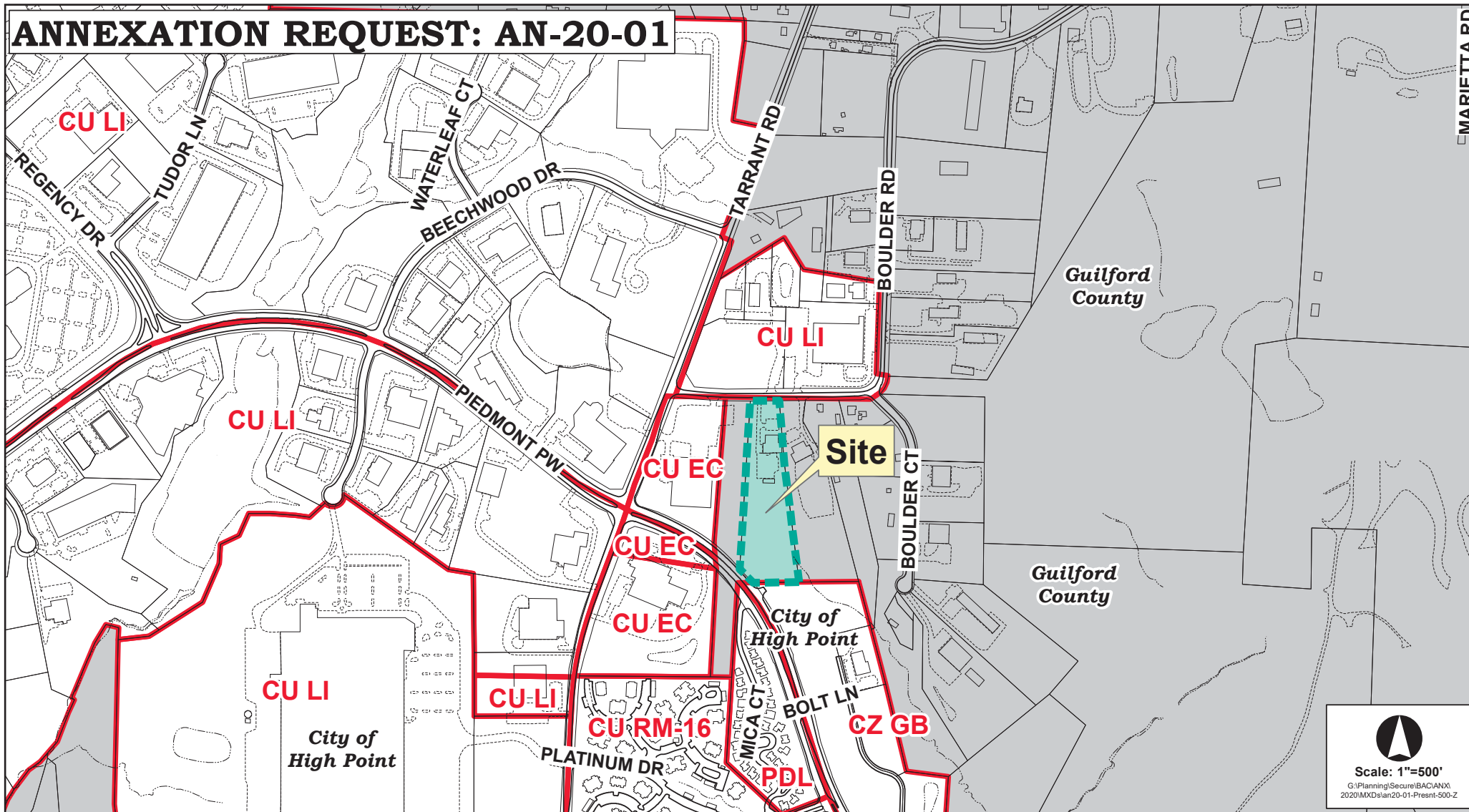
ANNEXATION REQUEST: AN-20-01

Applicant: Miraje Properties LLC

Vicinity Map

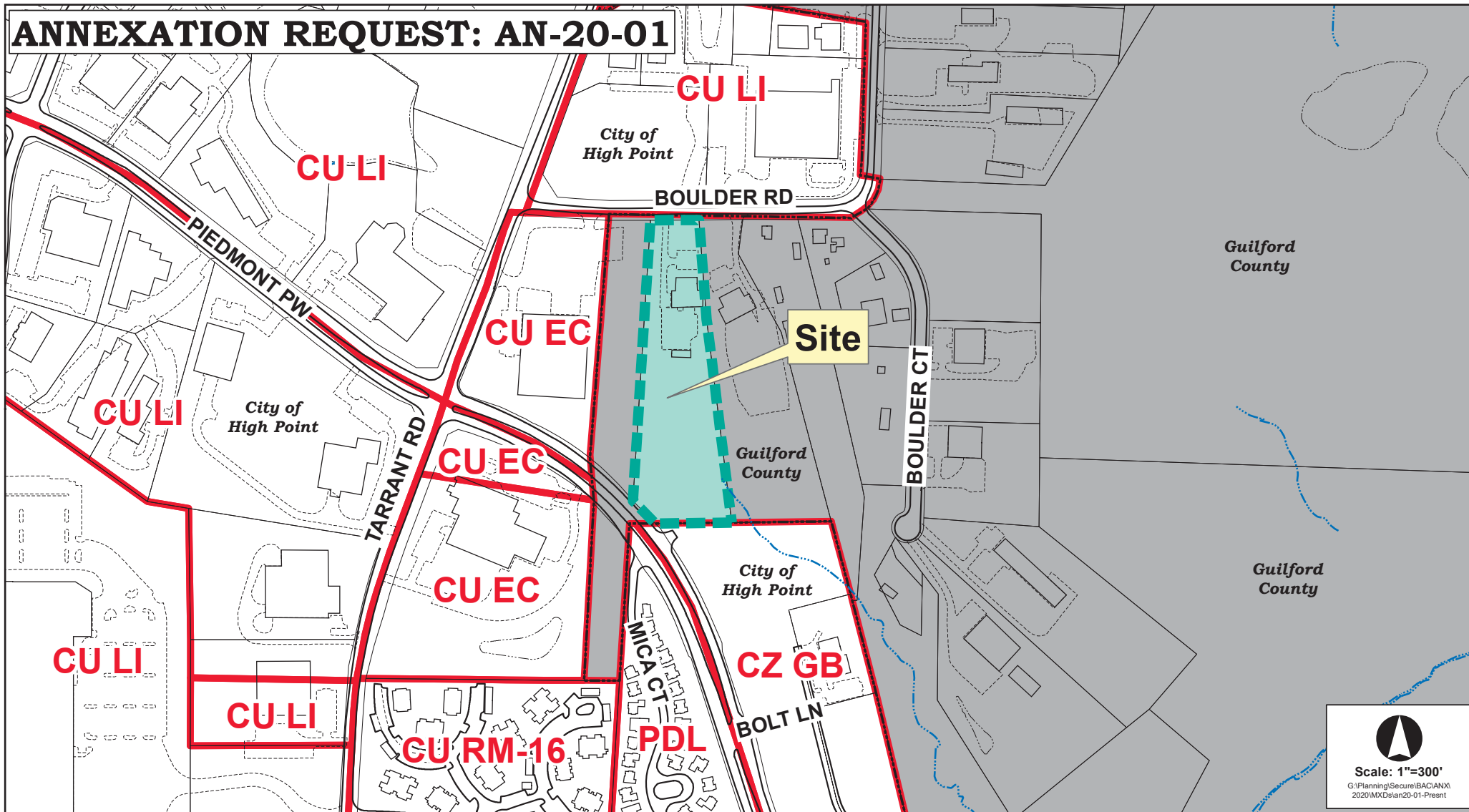


ANNEXATION REQUEST: AN-20-01



MARIETTA RD

ANNEXATION REQUEST: AN-20-01



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 3rd day of August, 2020; 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 3, 2020.

ANNEXATION DESCRIPTION

Miraje Properties LLC Annexation Case #AN-20-01 (AN-20-01)
Guilford County Tax Parcel 154708 : Guilford County PIN# 7823-29-7814
Property Address: 1091 Boulder Road, Greensboro, NC 27409

All of Lot I as shown on plat entitled "Map for Ken Frazier A.K.A. Quarry Park Associates" recorded in Plat Book 85, Page 21, in the Office of the Register of Deeds of Guilford County, North Carolina, Containing 4.9± acres.

SECTION 2. Upon and after **August 3, 2020** 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 **3rd** day of **August, 2020**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk