

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 20-04**
 (Dennis Andrew Turner)

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 Dennis Andrew Turner for a voluntary contiguous annexation of an approximate 0.31-acre parcel located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road. The site is addressed as 105 Giles Street and also known as Guilford County Tax Parcels 158355.

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 / denial* of Annexation 20-04.

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

**STAFF REPORT
ANNEXATION 20-04
August 3, 2020**

Request	
Applicant: Dennis Andrew Turner	Owner: Dennis Andrew Turner
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Not applicable

Site Information	
Location:	The site is located along the east side of Giles Street, approximately 270 feet south of E. Fairfield Road (105 Giles Street).
Tax Parcel Number:	Guilford County Tax Parcel 158355.
Site Acreage:	Approximately 0.31 acres (13,500 square feet)
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 Transitional Office (TO)) District will remain.
Current Fire District:	Guilford County has contracted with the City of High Point Fire Department to provide services to the unincorporated areas lying south of I-40.
Proposed Development:	None, the site is currently developed with an existing single family dwelling.
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 3. If approved, the annexation area will be part of Ward 3.
Physical Characteristics:	The site is developed with a 1,190 square foot dwelling.
Water and Sewer Proximity:	An 8-inch City water line and an 8-inch City sewer line lie adjacent to the site within the Giles Street right-of-way.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the Randleman Lake General Watershed Area requirements. Engineered stormwater measures are required for residential development that is greater than one (1) dwelling unit per acre or for multifamily and non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Ara (GWA)

Adjacent Property Zoning and Current Land Use			
North:	TO	Transitional Office District (City of High Point ETJ Area)	Residential duplex structure
	GB	General Business District	Major Vehicle establishment
South:	TO	Transitional Office District	Single family dwelling
East:	OI	Office Institutional District	Multifamily (quadraplex structure).
West:	LI	Light Industrial District	Industrial use (across Giles Street)

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Giles Street	Local Street	100 ft.
Vehicular Access:	Via an existing driveway access from Giles Street.		

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. The site is currently developed with an existing single family dwelling that is served by an on-site septic system and potable well. This parcel is located within a small unincorporated enclave in the southern portion of the City's Planning Area. Abutting lands are within the High Point City Limits and City services vehicles currently travel along the adjacent street network to sever previously annexed parcels.

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

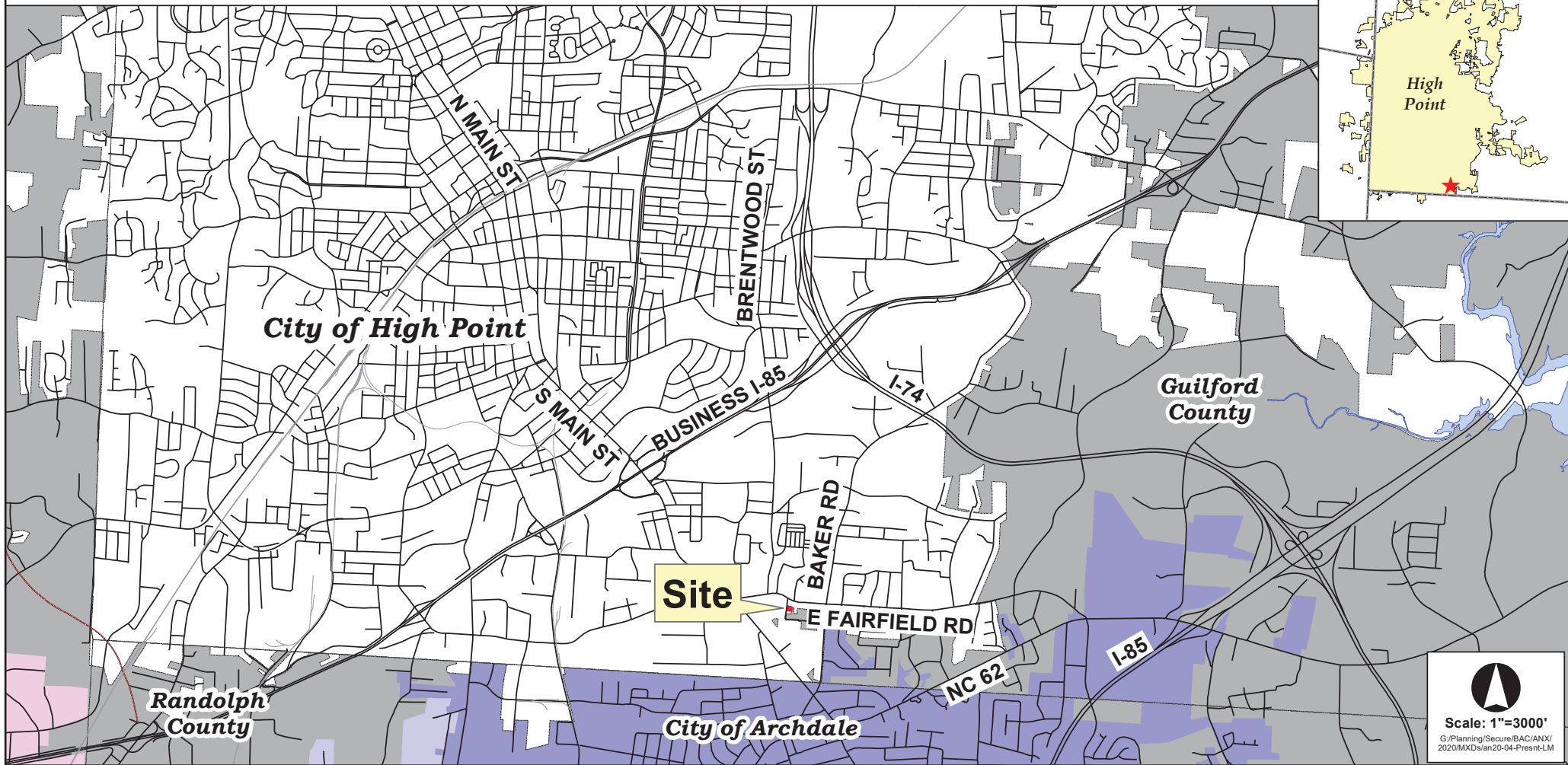
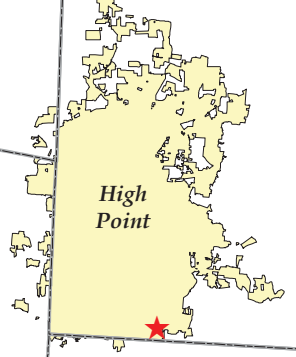
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION REQUEST: AN-20-04

Applicant: Dennis Abndrew Turner

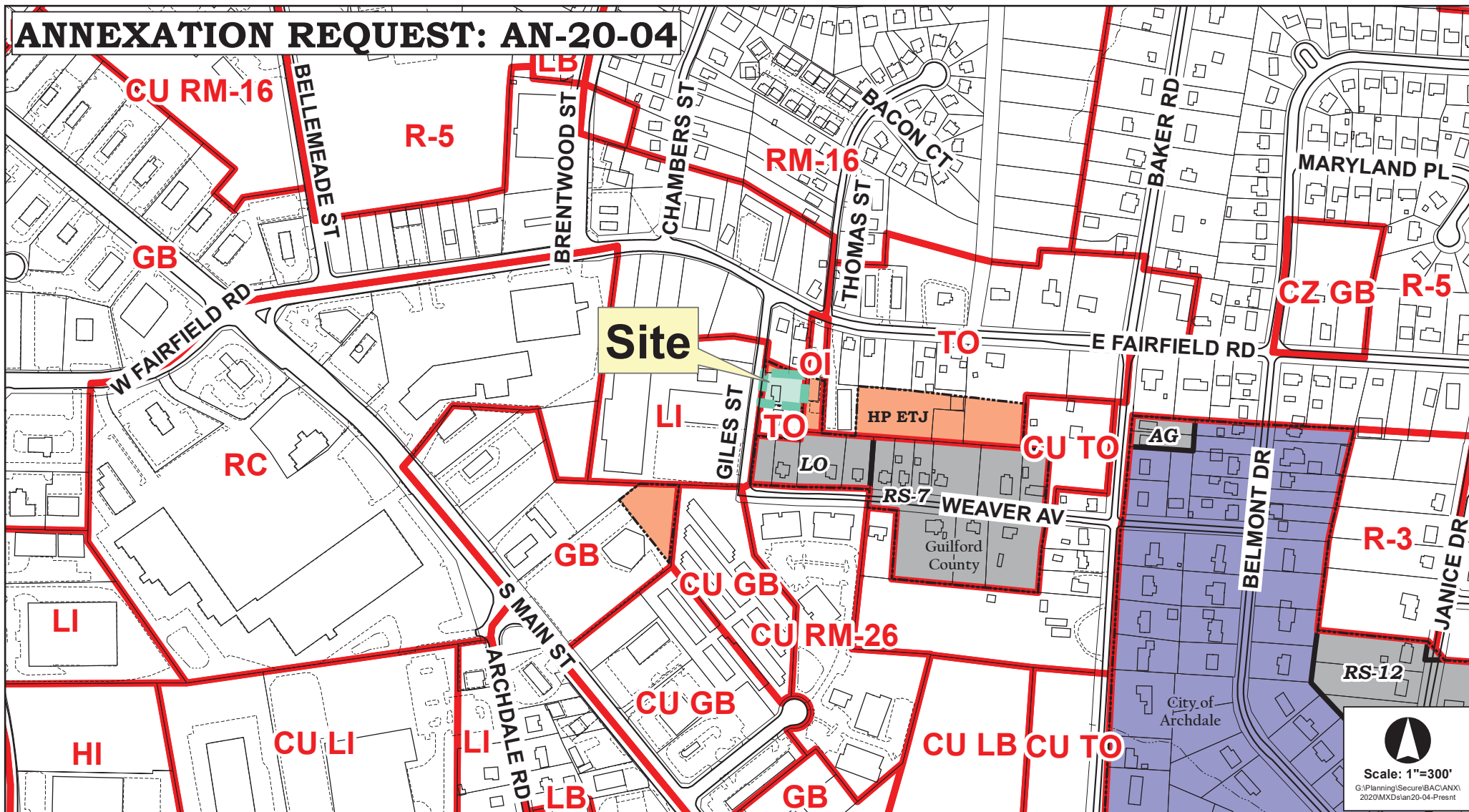
Vicinity Map



Scale: 1"=3000'

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ANNEXATION REQUEST: AN-20-04



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

Dennis Andrew Turner - Annexation Case AN-20-04 (AN-20-04)

Guilford County Tax Parcel: 158355

Deed Book 8058, Page 1185

BEING all of Lots 10, 11, 12, and 13 of the Kate and Agnes Modlin Subdivision, a plat of which is duly recorded in the Office of the Register of Deeds for Guilford County, North Carolina in Plat Book 15 at Page 20, Containing 0.31± 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