

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 20-05**
 (George Pitts and Lala Pitts)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: August 17, 2020

Public Hearing: Yes

Advertising Date: August 6, 2020

Advertised By: Planning & Development

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

PURPOSE:

A request by George Pitts and Lala Pitts for a voluntary noncontiguous annexation of approximately 15.4 acres located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road. The property is addressed as 8051 National Service Road and 2520 Sandy Ridge Road, and also known as Guilford County Tax Parcel Guilford County Tax Parcels 170819 and 170821.

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 20-05.

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

**STAFF REPORT
ANNEXATION 20-05
August 17, 2020**

Request	
Applicant: George Pitts and Lala Pitts	Owners: George Pitts and Lala Pitts
Proposal: Voluntary non-contiguous annexation.	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 20-13

Site Information	
Location:	The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road.
Tax Parcel Number:	Guilford County Tax Parcels 170819 and 170821
Site Acreage:	Approximately 15.4 acres
Current Land Use:	Two single family dwellings and multiple accessory structures
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:	The property owner has a buyer that is proposing to establish a major industrial service use (specialty construction contractor) use on the site.
Proposed Unit Type, Number and Average Value:	An approximately 26,000 square foot industrial use consisting of office, and repair shops is proposed to be developed. The site will also have an outdoor storage area of approximately three acres. This industrial facility will have a development cost of approximately \$3,000,000.
Proposed Build-out Schedule:	Approximately one year.
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 site has a moderate to severely sloping terrain. An intermittent stream runs in a west to east direction through the southern portion of the site. The steeper terrain of the site lies adjacent to this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line runs through the northeastern portion of the site.
General Drainage and Watershed:	The site drains in a southeasterly 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.

Overlay District:	City Lake General Watershed Area Airport Overlay District – Zone 1
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Adjacent Property Zoning and Current Land Use			
North:	RS-40 AG CU-LI	Residential Single Family-40 District (<i>Guilford County</i>) Agricultural District (<i>Guilford County</i>) Conditional Use Light Industrial	Single family dwellings and industrial use
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcel
East:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped parcel
West:	RS-40 LB	Residential Single Family-40 District (<i>Guilford County</i>) Limited Business District (<i>Guilford County</i>)	Single family dwellings and undeveloped parcels

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	National Service Road	Minor Thoroughfare	480 ft.
Vehicular Access:	Via driveway access from National Service Road		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is adjacent to 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 an industrial use. This property is situated in the northern portion of the City's planning area where there have been numerous annexation approvals since the 1990s to allow industrial uses. The proposed annexation site abuts the City's corporate limits along its northern property line where the Willard Tucker industrial subdivision was annexed and developed in 1997. Approximately 575 feet to the east is the Piedmont Corporate Park, which is a 120-acre industrial park that was annexed in 1997 and developed in the early 2000s.

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 these parcels 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-20-05

Applicant: George H Pitts and Lala B Pitts

Vicinity Map

High Point

Site

SANDY RIDGE RD

Guilford County

I-40

City of Greensboro

NC 68

Guilford County

Guilford County

WILLARD DAIRY RD

SKEET CLUB RD

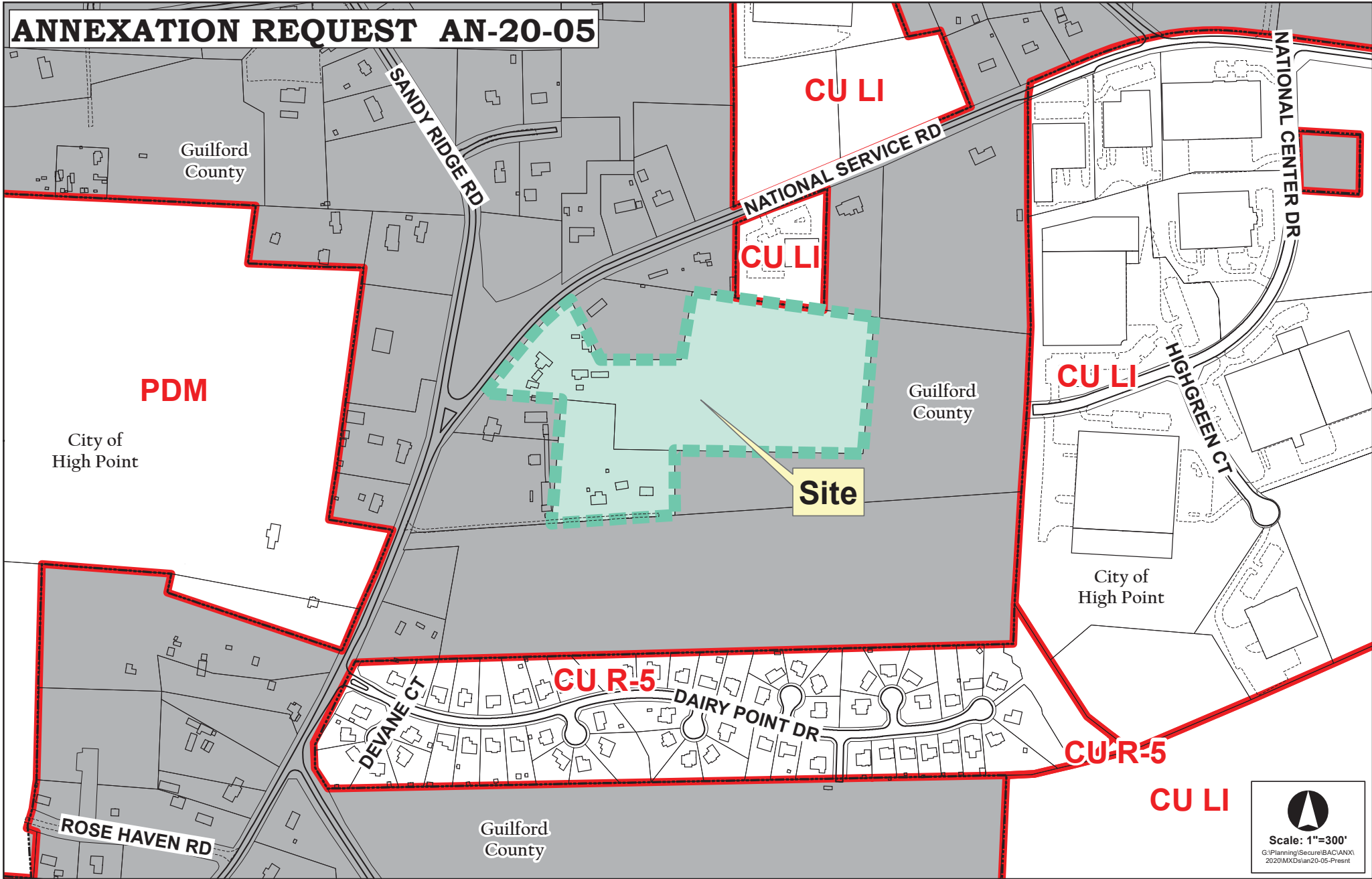
City of High Point


W WENDOVER AV



Scale: 1"=3000'
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ANNEXATION REQUEST AN-20-05




Scale: 1"=300'
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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 17th 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-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 **August 19, 2020**.

ANNEXATION DESCRIPTION

George Pitts and Lala Pitts - Annexation Case AN-20-05 (AN-20-05)

Parcel Description

Guilford County Tax Parcels: Guilford County Tax Parcels 170819 and 170821
Addressed as 8051 National Service Road and 2520 Sandy Ridge Road

ALL of that certain piece, parcels or tracts of land lying and being in the Deep River Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of National Service Road, a variable public right-of-way, said point being the northwest corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 4810, Page 2070, in the Guilford County Registry, and having NC parcel no. 170865 ("The Dillon Property no. 170865"), said point also being, South 36 deg. 15 min. 18 sec. East 68.73 feet from an existing iron pipe and nail and being a control point, having NAD 83\2011 coordinates of, Northing = 849,994.261 and Easting = 1,706,961.625 and running thence from the **Point of Beginning** and along the eastern margin of National Service Road, the following three (3) courses and distances: (i) North 37 deg. 51 min. 57 sec. East 216.37 feet to a point; (ii) North 39 deg. 24 min. 52 sec. East 98.52 feet to a point; (iii) North 43 deg. 33 min. 21 sec. East 136.27 feet to an existing iron pipe, the northwest corner of Gene B. Pitts and Oma Lou Pitts, either now or formerly, as described in instrument recorded in Deed Book 3656, Page 1656, in the Guilford County Registry, and having NC parcel no. 170856 ("The Pitts Property"); thence leaving the eastern margin of National Service Road and along the lines of The Pitts Property, the following three (3) courses and distances: (i) South 29 deg. 34 min. 58 sec. East 212.10 feet to an existing iron pipe; (ii) North 86 deg. 58 min. 58 sec. East 291.14 feet to an existing iron pipe; (iii) North 06 deg. 13 min. 30 sec. East 244.57 feet to an existing iron pipe in the southern line of Eddie W. Bates and Sharon T. Bates, either now or formerly, as described in instrument recorded in Deed Book 3271, Page 686, in the Guilford County Registry, and having NC parcel no. 170845 ("The Bates Property"); thence along the southern line of The Bates Property, South 84 deg. 10 min. 26 sec. East 202.20 feet to a point, the southwest corner of Deric, LLC, either now or formerly, as described in instrument recorded in Deed Book 4871, Page 622, in the Guilford County Registry, and having NC parcel no. 2099875 ("The Deric Property"); thence along the southern line of The Deric Property, South 84 deg. 10 min. 26 sec. East 322.83 feet to a point, the southwest corner of Constantin Sticea and Lilliana Sticea, either now or formerly, as described in instrument recorded in Deed Book 7468, Page 2958, in the Guilford County Registry, and having NC parcel no. 169799 ("The Sticea Property"); thence along the southern line of The Sticea Property, South 84 deg. 10 min. 26 sec. East 201.30 feet to an existing solid iron pipe, the northwest corner of Dennis W. Robinson and Paulette D. Bull, either now or formerly, as described in instrument recorded in Deed Book 1575, Page 621, in the Guilford County Registry, and having NC parcel no. 170839 ("The Dennis W. Robinson Property"); thence with lines of The Dennis W. Robinson Property, the following three (3) courses and distances: (i) South 05 deg. 58 min. 32 sec. West 493.89 feet to an existing iron pipe; (ii) South 88 deg. 32 min. 55 sec. West 677.44 feet to an existing solid iron pipe; (iii) South 00 deg. 56 min. 13 sec. West 200.95 feet to an existing solid iron pipe in the northern line of Paul W. Robinson and Cleo F. Robinson, either now or formerly, as described in instrument recorded in Deed Book 3641, Page 381, in the Guilford County Registry, and having NC parcel no. 170820 ("The Paul W. Robinson Property"); thence with northern line of The Paul W. Robinson Property, South 85 deg. 59 min. 49 sec. West 413.64 feet to an existing iron pipe, the southeast corner of William V. Dillon, either now or formerly, as described in instrument recorded in Deed Book 3929, Page 1632, in the Guilford County Registry, and having NC parcel no. 170822 ("The Dillon Property no. 170822"); thence with the lines of The Dillon Property no. 170822 and The Dillon Property no. 170865, the following two (2) courses and distances: (i) North 02 deg. 21 min. 06 sec. West

387.14 feet to an existing tall iron pipe; (ii) North 88 deg. 52 min. 11 sec. West 273.41 feet to the **Point and Place of Beginning** and containing 15.428 acres, more or less, as shown on that certain survey entitled "Straton Oakmont Properties" prepared by Borum, Wade and Associates, P.A. dated August 03, 2020.

SECTION 2. Upon and after **August 19, 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 **19th** day of **August, 2020**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk