

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 20-08**
 (James Martin and Shirley Martin)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: February 1, 2021

Public Hearing: Yes

Advertising Date: January 22, 2021

Advertised By: Planning & Development

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

PURPOSE:

A request by James Martin and Shirley Martin for a voluntary contiguous annexation of approximately 4.21-acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road. The property is known as Guilford County Tax Parcel 196054 (portion) and 158007 (portion).

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 20-08.

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

**STAFF REPORT
ANNEXATION 20-08
February 1, 2021**

Request	
Applicant: James Martin and Shirley Martin	Owners: James Martin and Shirley Martin
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: None, the site is within the City of High Point's Extraterritorial Jurisdictional (ETJ).

Site Information	
Location:	The site is located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road.
Tax Parcel Number:	Guilford County Tax Parcels 196054 (portion) and 158007 (portion)
Site Acreage:	Approximately 4.21 acres
Current Land Use:	Undeveloped
Current Zoning:	Residential Single Family – 5 (R-5) District (City of High Point ETJ)
Current Fire District:	The site is currently within the Guil-Rand Special Fire District.
Proposed Development:	One single family dwelling
Proposed Unit Type, Number and Average Value:	No information has been provided as to size or value of the proposed single family home to be developed on the site.
Proposed Build-out Schedule:	No information has been provided.
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 partially wooded and has a moderately sloping terrain.
Water and Sewer Proximity:	An 8-inch City water line lies adjacent to the site along E. Springfield Road. No sewer lines are adjacent to the site, the nearest is an 8-inch line approximately 240 feet to the west at the intersection of E. Springfield Road and Ingram Road.
General Drainage and Watershed:	The site drains in a general easterly 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 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 Area.

Adjacent Property Zoning and Current Land Use			
North:	R-5	Residential Single Family – 5 District	Undeveloped parcel and single family dwelling
South:	R-5	Residential Single Family – 5 District	Undeveloped parcel
East:	R-5	Residential Single Family – 5 District	Undeveloped parcel
West:	R-5	Residential Single Family – 5 District	Single family dwellings

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Springfield Road	Local Street	272 ft.
Vehicular Access:	Via driveway access from E. Springfield 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 development of a single family dwelling. This property located within the City's ETJ and is within the Residential Single Family – 5 District. The site abuts the City's corporate limits along its western boundary, which has developed with a single family subdivision.

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

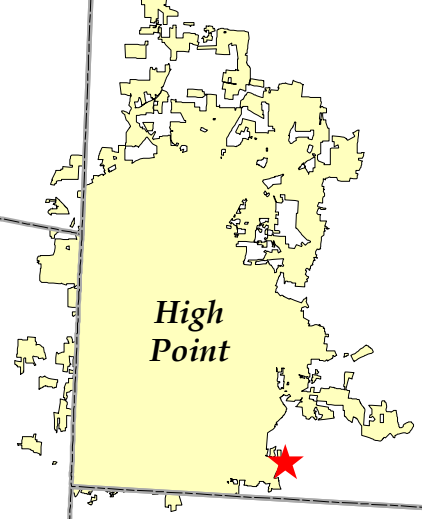
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION CASE: AN-20-08

Applicant: James & Shirley Martin

Vicinity Map



City of High Point

S MAIN ST

BAKER RD

E FAIRFIELD RD

ARCHDALE RD

NC 62

I-74

Guilford County

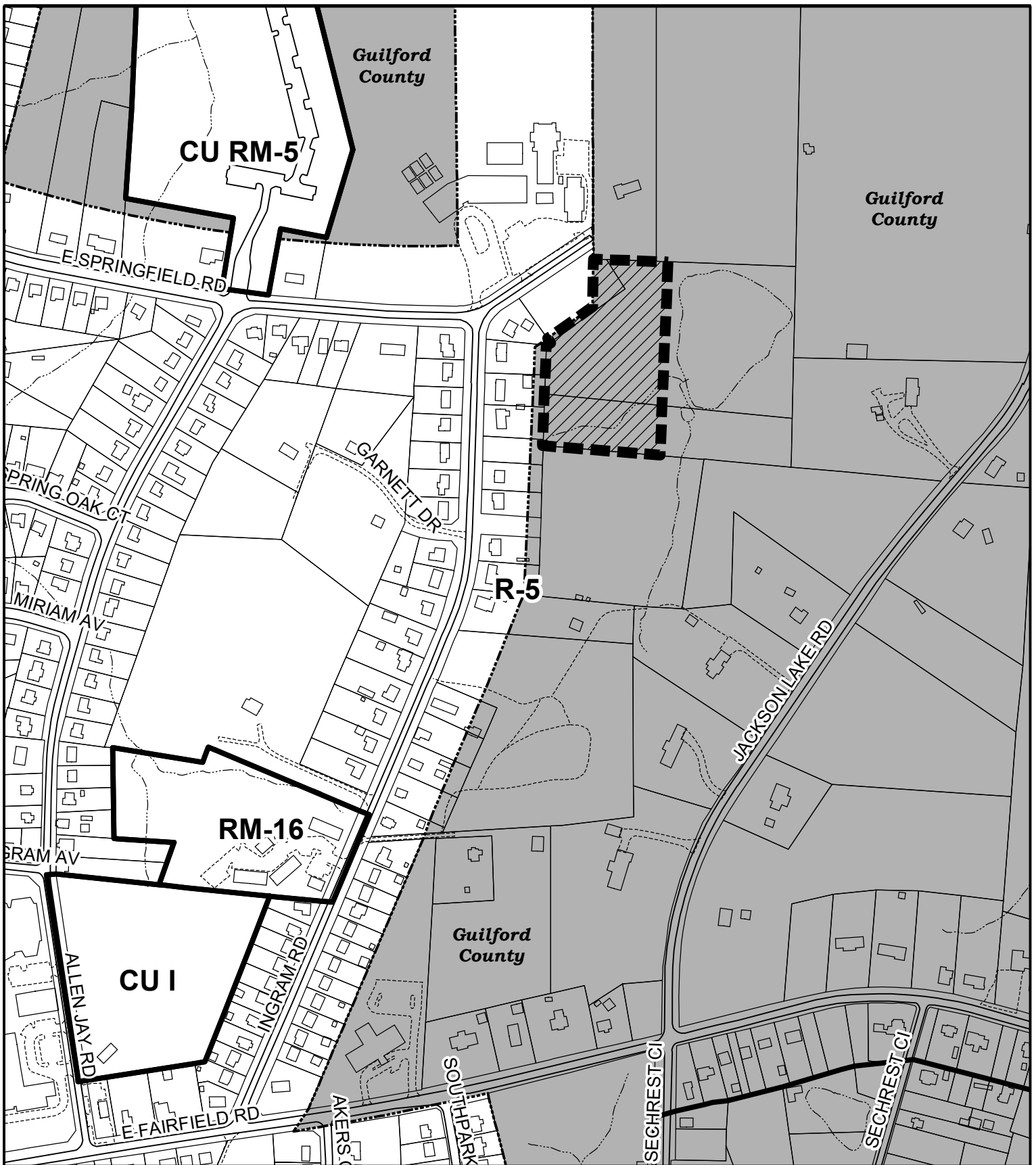
Site

Randolph County

Trinity

Archdale





PROPOSED ANNEXATION REQUEST

Applicant: James Martin and Shirley Martin

Area: 4.21 acres (approximate)

Existing Zoning Boundary —————

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



Scale: 1"=400'

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2020\MXDs\lan-20-xx E Springfield

Return to: JoAnne Carlyle, 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 1st day of February, 2021; 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 **February 3, 2021**.

ANNEXATION DESCRIPTION

James Martin and Shirley Martin - **Annexation Case 20-08 (AN-20-08)**

Parcel Description: Approximately 4.21 acres located at the eastern terminus of E. Springfield Road, approximately 160 feet south of E. Springfield Road, and being more particularly described as follows:

Beginning at an existing 1/2" iron pipe, said being the southwest corner of Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158009, D.B. 8122, Pg. 2098, Tract 1) and a corner of James L. and Shirley R. Martin (Parcel No. 196054, D.B. 7364, Pg. 2214, Tract II); Thence along said Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158009, D.B. 8122, Pg. 2098,

Tract 1) and Michael Charles Angell and Jenniffer M. Welborn (Parcel No. 158008, D.B. 8122, Pg. 2098, Tract 2) southern line and along said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I) northern line S 88°32'06" E 231.57 feet to a new iron pipe, said new iron pipe being in the southern said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I); Thence leaving said James L. and Shirley R. Martin (Parcel No. 158007, D.B. 7364, Pg. 2214, Tract I) southern line S 02°11'57" W 592.67 feet to a new iron pipe, said iron pipe being on the northern line of Charles A. Boyles, Sr. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548, Thence along Charles B. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548) northern line N 85°05'54" W 363.35 feet to an existing 1/2" iron pipe, said iron pipe being on the eastern line of Cynthia Pope Fritts (Parcel No. 196049, D.B. 7873, Pg. 680, P.B. 37, Pg. 12, Lot 3); Thence leaving said Charles B. and Shirley G. Boyles (Parcel No. 158006, D.B. 3007, Pg. 548) line and along said Fritts eastern line N 02°03'47" E 9.80 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Mukhtiar Begum (Parcel No. 196050, D.B. 7873, Pg. 678, P.B. 37, Pg. 12, Lot 4); Thence leaving said Fritts and along said Begum N 02°03'47" E 107.86 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Wayne D. and Wanda R. Hedrick (Parcel No. 196051, D.B. 3538, Pg. 2106, P.B. 37, Pg. 12, Lot 5); Thence leaving said Begum and along said Hedrick N 01°38'12" E 92.00 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Nam Ngoc Thach and Suong Thi Tran (Parcel No. 196052, D.B. 5080, Pg. 1835, P.B. 37, Pg. 12, Lot 6); Thence leaving said Hedrick and along said Tran line N 01°42'49" E 100.21 feet to an existing 1" iron pipe, said iron pipe being the southeast corner of Sinane and Khambouane Chanthammavong (Parcel No. 196053, D.B. 5330, Pg. 1529, P.B. Pg. 37, Pg. 12 Lot 7); Thence leaving said Tran and along said Chanthammavong N 54°43'34" E 15.01 feet to an existing iron pipe, said iron pipe being said James L. and Shirley R. Martin (Parcel No. 196054, D.B. 7364, Pg. 2214, Tract II); Thence leaving said Chanthammavong and along said Martin the following two (2) courses and distances: 1) N 55°09'40" E 158.21 feet to a computed point; 2) N 00°28'12" E 158.34 feet to the point of **Beginning**; Containing 4.21± acres.

SECTION 2. Upon and after **February 3, 2021** 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 **February, 2021.**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk