

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**     **Annexation 20-09**  
              (Louise Yow Snyder et al)

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

**Meeting Date:**     February 15, 2021

**Public Hearing:**   Yes

**Advertising Date:** February 3, 2021

**Advertised By:**    Planning & Development

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

---

### **PURPOSE:**

A request by Louise Yow Snyder et al for a voluntary contiguous annexation of approximately 28.5 acres located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Drive. The property is addressed as 4912 and 5000 W. Wendover Avenue, and known as Guilford County Tax Parcel 154731 and 154740.

### **BACKGROUND:**

The staff report and recommendation is enclosed.

### **BUDGET IMPACT:**

Except for 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 20-09.

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

**STAFF REPORT  
ANNEXATION 20-09  
February 15, 2021**

<b>Request</b>	
<b>Applicant:</b> Louise Yow Snyder et al	<b>Owners:</b> Louise Yow Snyder and Jimmie E. Snyder, James Melvin Yow and Devon Yow, Edward Allen Yow and Catherine H. Yow, Arthur Elliott Yow and Sarah A. Yow
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Map Amendment 20-24

<b>Site Information</b>	
<b>Location:</b>	The site is located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Drive.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 154731 and 154740
<b>Site Acreage:</b>	Approximately 28.5 acres
<b>Current Land Use:</b>	Two single family dwellings
<b>Current Fire District:</b>	Deep River 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.
<b>Proposed Development:</b>	Multifamily development
<b>Proposed Unit Type, Number and Average Value:</b>	A 216-unit multifamily development is proposed to be developed at a cost of approximately \$31,000,000.
<b>Proposed Build-out Schedule:</b>	Approximately 18-months
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is surrounded by Ward 6. If approved, the annexation area will be part of Ward 6.
<b>Physical Characteristics:</b>	The site has a moderate to severely sloping terrain. A perennial stream runs from the northeast to the southwest through the middle of the site with 100 and 500-year flood zone areas lying along both sides of the stream. Also, a 50-foot wide Colonial Pipeline easement runs from north to south through the eastern portion of the site.
<b>Water and Sewer Proximity:</b>	An 8-inch and 16-inch City water lines, along with 8-inch and 16-inch City sewer lines lie adjacent to the site along Morris Farm Drive and West Wendover Avenue.

<b>General Drainage and Watershed:</b>	The site drains in a general southwesterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered storm water 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.
<b>Overlay District:</b>	City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	PDL	Planned Development – Limited	Single family dwellings
<b>South:</b>	RS-40	Residential Single Family – 40 District ( <i>Guilford County</i> )	Single family dwellings, religious institution, and undeveloped parcels
	AG	Agricultural District ( <i>Guilford County</i> )	
<b>East:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family dwelling
<b>West:</b>	RM-16	Residential Multifamily–16 District	Multifamily dwellings and townhome dwellings

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	W. Wendover Avenue		1,140 feet
	Morris Farm Drive		565 feet
	Parkway Vista Drive		26 feet
<b>Vehicular Access:</b>	The applicant is proposing that vehicular access be taken from Morris Farm Drive via multiple driveway access points (2 or 3 access drives).		

**City Department Comment Summary**

Comments were not requested for this proposed annexation due to the fact the site is generally surrounded by 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 multifamily project. This property is situated in the northeastern portion of the City's planning area and abuts the City of High Point corporate limits along its northern and western boundary. There have been several annexation approvals in this area along W. Wendover Avenue, up to Guilford College Road, and along Piedmont Parkway. As this property is generally surrounded by the City's corporate limits, this annexation petition represents a logical progression of the City's annexation policy for this area and will not negatively impact the City's ability to provide services in this area.

**Report Preparation**

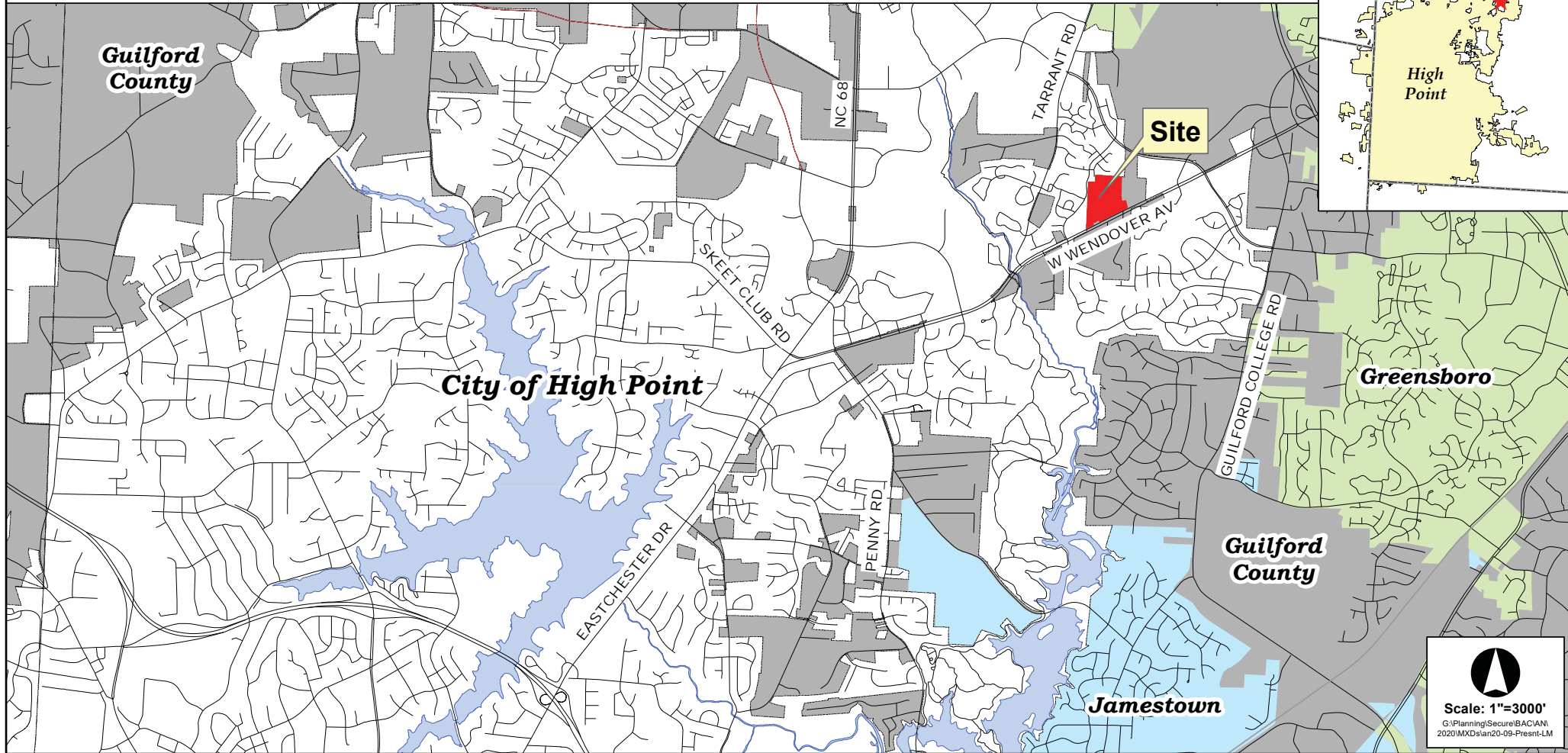
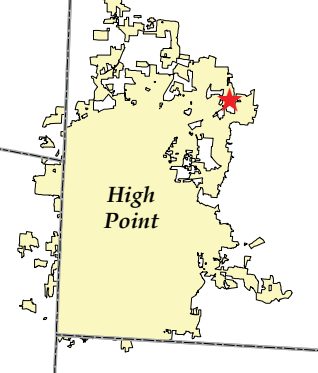
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ANNEXATION REQUEST: AN-20-09

Applicant: Sarah A. Yow et al.

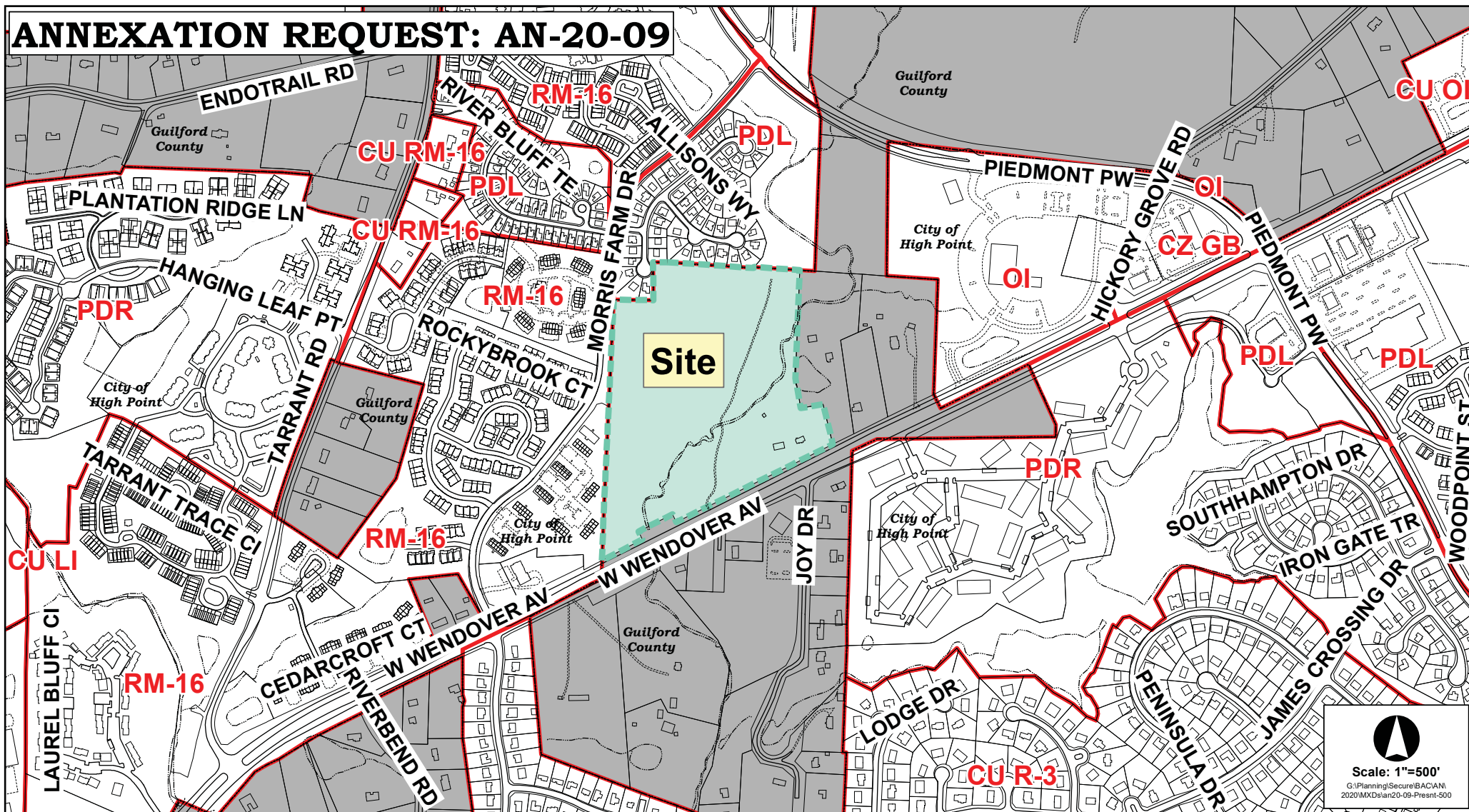
## Vicinity Map



Scale: 1"=3000'

G:\Planning\Secure\BAC\AN\2020\MXDs\an20-09-Presnt-LM

# ANNEXATION REQUEST: AN-20-09





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 15<sup>th</sup> 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 17, 2021**.

**ANNEXATION DESCRIPTION**

Annexation Case AN-20-09 (AN-20-09)

Owners: Louise Yow Snyder and Jimmie E. Snyder, James Melvin Yow and Devon Yow, Edward Allen Yow and Catherine H. Yow, Arthur Elliott Yow and Sarah A. Yow

Parcel Description

Guilford County Tax Parcels: 154731 and 154740

Addressed as 4912 and 5000 W. Wendover Avenue

The property is more specifically described as follows:

ALL of that certain piece, parcel or tract of land lying and being in the Town of Jamestown, Friendship Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod in the northern margin of West Wendover Avenue, a variable public right-of-way, being the southeast corner of Louise Yow Snyder, et al., either now or formerly, as described in instrument recorded in Deed Book 7977, Page 2828, in the Guilford County Registry, and having Parcel Pin Nos. 7823355734, and running thence from the **Point of Beginning** with the northern margin of West Wendover Avenue, the following seven (7) courses and distances: (i) South 63 deg. 33 min. 46 sec. West 98.33 feet to a computed point; (ii) South 63 deg. 33 min. 46 sec. West 722.58 feet to a computed point; (iii) North 26 deg. 22 min. 07 sec. West 48.15 feet to an existing R/W Disk; (iv) South 63 deg. 28 min. 05 sec. West 200.10 feet to a computed point; (v) South 26 deg. 29 min. 17 sec. East 48.00 feet to a computed point; (vi) South 63 deg. 30 min. 43 sec. West 254.04 feet to a computed point; (vii) North 02 deg. 27 min. 54 sec. East 20.42 feet to an existing iron pipe, the southeast corner of John Kavanagh Co., either now or formerly, as described in instrument recorded in Deed Book 4422, Page 304, in the Guilford County Registry, and having Parcel Pin 7823252302; thence with Kavanagh, North 02 deg. 27 min. 54 sec. East 24.44 feet to a computed point, thence North 01 deg. 43 min. 24 sec. East 248.53 feet to an existing axle, thence North 02 deg. 17 min. 51 sec. East 693.25 to an existing iron pipe, the southeast corner of John Kavanagh Co., either now or formerly, as described in instrument recorded in Deed Book 4778, Page 1568, in the Guilford County Registry, and having Parcel Pin 7823262274; thence with Kavanagh, North 02 deg. 15 min. 00 sec. East 425.28 feet to an existing iron pipe at a stone, the southeast corner of Parkway Village, as described in instrument recorded in Plat Book 144, Page 118, in the Guilford County Registry, thence along the southern boundary of Parkway Village the following three (3) courses and distances: (i) South 88 deg. 48 min. 00 sec. East 220.29 feet to an existing iron pipe; (ii) North 03 deg. 14 min. 58 sec. East 199.86 feet to an existing iron pipe; (iii) South 85 deg. 35 min. 03 sec. East 684.28 feet to an existing iron pipe; the northwest corner of Trang Thien Thi Dao, either now or formerly, as described in instrument recorded in Deed Book 7439, Page 1936, in the Guilford County Registry, and having Parcel Pin 7823367115; said point also being North 74 deg. 04 min. 13 sec. West 8,570.73 feet from a published NCGS monument "Roxie", having NAD 83\2011 coordinates of, Northing = 834,283.56 and Easting = 1,731,715.84, thence with Dao, South 00 deg. 54 min. 14 sec. West 600.25 feet to a computed point, thence South 12 deg. 08 min. 43 sec. East 145.25 feet to an existing iron rod, thence North 78 deg. 09 min. 00 sec. East 100.08 feet to a computed point, thence South 11 deg. 43 min. 24 sec. East 269.12 feet to the **Point and Place of Beginning** and containing 28.554 acres, more or less, as shown on that certain survey entitled "Annexation Map" prepared by Borum, Wade and Associates, P.A. dated December 23, 2020.

SECTION 2. Upon and after **February 17, 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 17<sup>th</sup> day of February, 2021.

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

Jay W. Wagner, Mayor

ATTEST:

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