

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 20-10**
 (Seldon E. Patty)

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 Seldon E. Patty for a voluntary contiguous annexation of approximately 9.45 acres located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. The property is addressed as 775 and 771 S. Chimney Rock Road, and known as Guilford County Tax Parcels 153576 and 153577.

BACKGROUND:

The staff report and recommendation are 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 20-10.

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

**STAFF REPORT
ANNEXATION 20-10
February 15, 2021**

| Request | |
|---|--|
| Applicant: Seldon E. Patty | Owner: Seldon E. Patty |
| Proposal: Voluntary contiguous annexation | Effective Date: Upon adoption |
| | Associated Zoning Case: Zoning Map Amendment 20-26 |

| Site Information | |
|--|--|
| Location: | The site is located at the southeast corner of Gallimore Dairy Road and S. Chimney Rock Road. |
| Tax Parcel Number: | Guilford County Tax Parcels 153576 and 153577 |
| Site Acreage: | Approximately 9.5 acres |
| Current Land Use: | Single family dwelling |
| 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: | A single or multi-tenant industrial use is proposed to be developed on the site. |
| Proposed Unit Type, Number and Average Value: | An approximate 90,000 to 100,000 square foot industrial building(s) is proposed to be developed at a cost of approximately \$5,100,000. |
| Proposed Build-out Schedule: | Approximately 18-months to two years |
| 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 is heavily wooded with a moderately sloping terrain. |
| Water and Sewer Proximity: | There are 12-inch City water lines lying adjacent to the site along both S. Chimney Rock Road and Gallimore Dairy Road. An 8-inch City sewer line lies adjacent to the site along the east side of Gallimore Dairy Road. |
| General Drainage and Watershed: | The site drains in a general westerly 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. |
| Overlay Districts: | City Lake Watershed General Area (GWA) Airport Overlay District – Zone 2 |

| Adjacent Property Zoning and Current Land Use | | | |
|--|-------|---|---|
| North: | CU-HI | Conditional Use Heavy Industrial District (City of Greensboro) | Undeveloped |
| South: | CU-LI | Conditional Use Light Industrial District | Industrial, warehousing and distribution uses |
| East: | CU-LI | Conditional Use Light Industrial District | Industrial, warehousing and distribution uses |
| West: | CU-LI | Conditional Use Light Industrial District (City of Greensboro) | Undeveloped parcel |

| Transportation Information | | | |
|-----------------------------------|--|-----------------------|-------------------------|
| Adjacent Streets: | Name | Classification | Approx. Frontage |
| | Gallimore Dairy Road | Major Thoroughfare | 700 feet |
| | S. Chimney Rock Road | Minor Thoroughfare | 500 feet |
| | Green Point Drive | Local Street | 96 feet |
| Vehicular Access: | Via driveway access from Gallimore Dairy Road and S. Chimney Rock 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 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 abutting the Piedmont Centre Industrial Park. 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

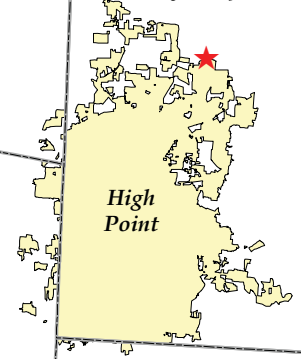
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

AANEXATION REQUEST: AN-20-10

Applicant: Sheldon E. Patty

Vicinity Map



Site

Greensboro

Guilford County

Guilford County

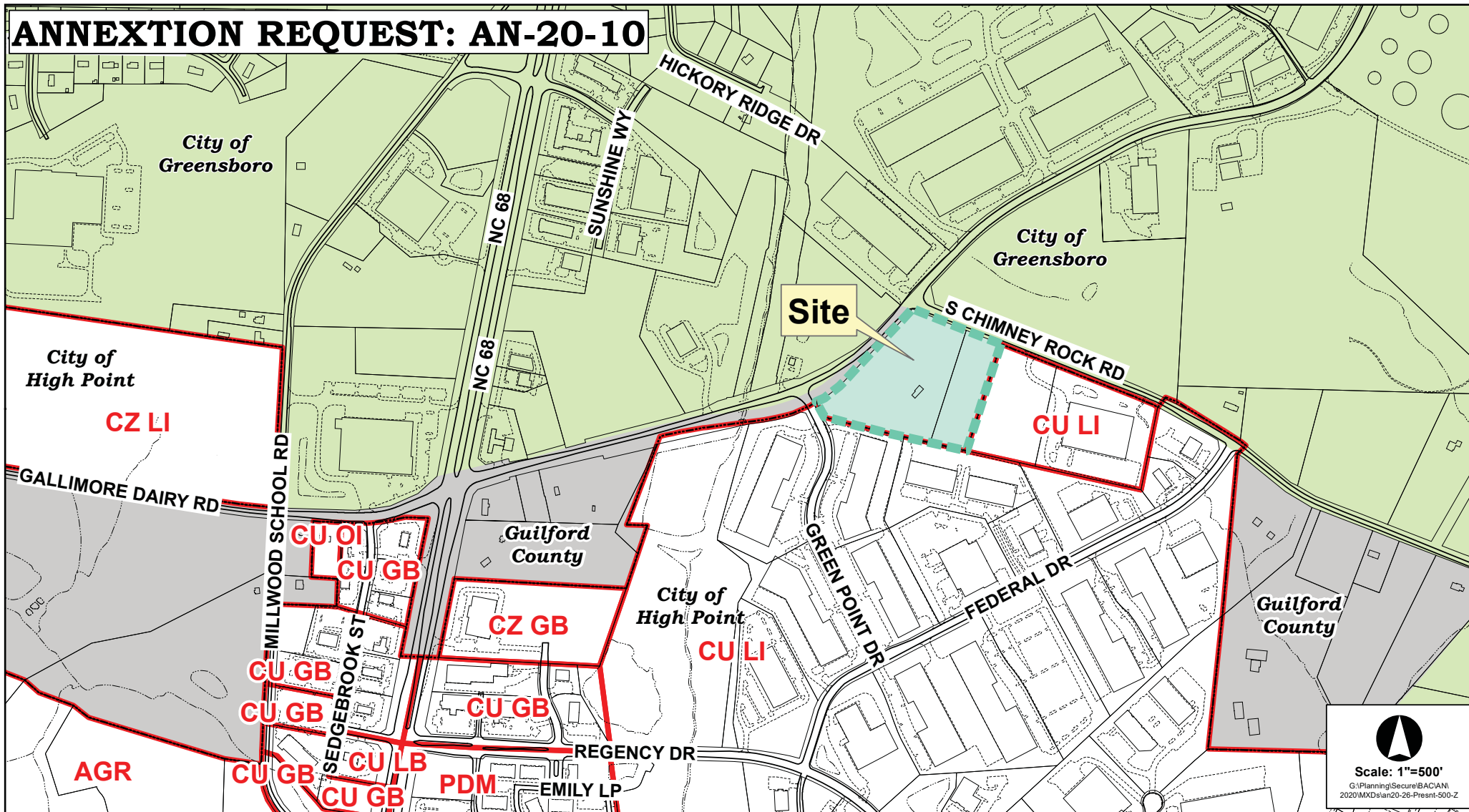
City of High Point



Scale: 1"=3000'

G:\Planning\Secure\BACIAN\2020\MXDs\an20-10-Presnt-LM

ANNEXTION REQUEST: AN-20-10



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 15th 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

Seldon E. Patty - Annexation Case AN-20-10 (AN-20-10)

Parcel Description

Guilford County Tax Parcels: 153576 and 153577

Addressed as 775 and 771 S. Chimney Rock Road

The property is more specifically described as follows:

BEGINNING AT AN EXISTING 5/8 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED, SAID EXISTING 5/8 INCH IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF NORTH CAROLINA BECKNELL INVESTORS 2011 LLC, AS DESCRIBED IN DEED BOOK 7305 PAGE 2270, THENCE WITH THE NORTHERN LINE OF GREENSBORO PARK, LLC AS DESCRIBED IN DEED BOOK 8063 PAGE 1348 NORTH 76 DEG. 57 MIN. 50 SEC. WEST DISTANCE BEING 197.97 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE SAME NORTH 77 DEG. 02 MIN. 04 SEC. WEST DISTANCE BEING 107.54 FEET TO AN EXISTING 5/8 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF LIBERTY PROPERTY LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 4221 PAGE 0730 NORTH 77 DEG. 02 MIN. 53 SEC. WEST DISTANCE BEING 442.97 FEET TO AN EXISTING 2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 26 DEG. 27 MIN. 33 SEC. WEST DISTANCE BEING 74.44 FEET TO AN EXISTING 5/8 INCH IRON PIPE ON THE EASTERN RIGHT OF WAY OF GREEN POINT DRIVE AS DESCRIBED ON PLAT BOOK 92 PAGE 78, THENCE WITH THE EASTERN RIGHT OF WAY FOR GREEN POINT DRIVE NORTH 26 DEG. 27 MIN. 33 SEC. WEST DISTANCE BEING 9.95 FEET TO AN EXISTING 5/8 INCH IRON PIPE ON THE EASTERN RIGHT OF WAY OF GREEN POINT DRIVE, THENCE WITH THE SAME NORTH 26 DEG. 27 MIN. 33 SEC. WEST DISTANCE BEING 11.96 FEET TO AN EXISTING 1/2 INCH IRON PIPE ON THE SOUTHERN RIGHT OF WAY FOR GALLIMORE DAIRY ROAD (S.R.#1556) THENCE WITH THE SOUTHERN 60 FOOT WIDE RIGHT OF WAY FOR GALLIMORE DAIRY ROAD AS DESCRIBED IN DEED BOOK 1905 PAGE 75 NORTH 58 DEG. 14 MIN. 08 SEC. EAST DISTANCE BEING 73.41 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME NORTH 48 DEG. 17 MIN. 15 SEC. EAST DISTANCE BEING 103.49 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME NORTH 43 DEG. 40 MIN. 45 SEC. EAST DISTANCE BEING 101.32 FEET TO A NEW #5 REBAR THENCE WITH THE SAME NORTH 43 DEG. 01 MIN. 54 SEC. EAST DISTANCE BEING 6.44 FEET TO A NEW #5 REBAR, THENCE WITH THE SOUTHERN RIGHT OF WAY FOR GALLIMORE DAIRY ROAD AS DESCRIBED IN DEED BOOK 4547 PAGE 658 AND BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 50 DEG. 34 MIN. 09 SEC. EAST CHORD DISTANCE BEING 115.99 FEET ARC-LENGTH BEING 116.03 FEET AND HAVING A RADIUS OF 1,230.31 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME NORTH 44 DEG. 41 MIN. 59 SEC. EAST DISTANCE BEING 200.91 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME NORTH 43 DEG. 05 MIN. 32 SEC. EAST DISTANCE BEING 45.93 FEET TO A NEW #5 REBAR, THENCE WITH THE SOUTHERN RIGHT OF WAY FOR CHIMNEY ROCK ROAD AS DESCRIBED IN DEED BOOK 1998 PAGE 639 NORTH 77 DEG. 05 MIN. 42 SEC. EAST DISTANCE BEING 102.86 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME SOUTH 68 DEG. 20 MIN. 07 SEC. EAST DISTANCE BEING 222.15 FEET TO A NEW #5 REBAR BEING THE NORTHEAST CORNER OF DEED BOOK 4693 PAGE 253, THENCE

WITH THE SAME AND BEING THE NORTHERN LINE OF DEED BOOK 4693 PAGE 256 SOUTH 68 DEG. 20 MIN. 07 SEC. EAST DISTANCE BEING 197.21 FEET TO A NEW #5 REBAR, THENCE WITH AN EASTERN LINE OF NORTH CAROLINA BECKNELL INVESTORS 2011 LLC, AS DESCRIBED IN DEED BOOK 7305 PAGE 2270 SOUTH 19 DEG. 10 MIN. 29 SEC. WEST DISTANCE BEING 12.01 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME SOUTH 19 DEG. 10 MIN. 29 SEC. WEST DISTANCE BEING 578.75 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 9.456 ACRES MORE OR LESS.

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 **17th** day of **February, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk