

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Annexation 21-01

*(Phoenix Academy Foundation, Inc.)*

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

**Meeting Date:** May 17, 2021

**Public Hearing:** Yes

**Advertising Date:** May 5, 2021

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

**Advertised By:** Planning & Development

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### **PURPOSE:**

A request by the Phoenix Academy Foundation, Inc. for a voluntary contiguous annexation of an approximate one-acre parcel located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road. The property is addressed as 7855 Clinard Farms Road, and also known as Guilford County Tax Parcel 169977.

### **BACKGROUND:**

The staff report and recommendation are enclosed.

### **BUDGET IMPACT:**

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 21-01.

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

**STAFF REPORT  
ANNEXATION AN-21-01  
May 17, 2021**

<b>Request</b>	
<b>Applicant:</b> Phoenix Academy Foundation, Inc.	<b>Owner:</b> Phoenix Academy Foundation, Inc.)
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> Zoning Map Amendment 21-05

<b>Site Information</b>	
<b>Location:</b>	Located along the south side of Clinard Farms Road, approximately 2,150 feet east of Barrow Road (7855 Clinard Farms Road).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 169977
<b>Site Acreage:</b>	Approximately one acre
<b>Current Land Use:</b>	Undeveloped
<b>Current Fire District:</b>	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>	To add this one-acre parcel into the land area of the abutting Phoenix Academy.
<b>Proposed Unit Type, Number and Average Value:</b>	Not applicable
<b>Proposed Build-out Schedule:</b>	Not applicable
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 6. If approved, the annexation area will be part of Ward 6.
<b>Physical Characteristics:</b>	The site has a gentle to moderately sloping terrain.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along the southern side of Clinard Farms Road. Sanitary sewer access is available on the southern portion of the site.
<b>General Drainage and Watershed:</b>	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control 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 Districts:</b>	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 3

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	RS-40 AG CU-LI	Residential Single Family - 40 District Agricultural District Conditional Use Light Industrial District (all within Guilford County)	Single family dwellings and an external access self-storage facility
<b>South:</b>	PDR	Planned Development Residential District	Single family dwellings
<b>East:</b>	RS-40 AG	Residential Single Family - 40 District Agricultural District (all within Guilford County)	Single family dwellings and commercial tree nursery
<b>West:</b>	R-5 CZ R-5	Residential Single Family - 5 District Conditional Zoning Residential Single Family – 5 District	Single family attached dwellings (twinhomes) and single family dwellings

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Clinard Farms Road	Major Throughfare	820 ft.
<b>Vehicular Access:</b>	Via the school's existing private driveway access from Clinard Farms 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, Phoenix Academy Foundation, is requesting annexation of this one-acre parcel that abuts their school site, which is currently within the High Point City limits. In conjunction with this annexation request, the applicant has submitted a zoning map amendment and a request to update the existing special use permit governing their school site to include this parcel. The proposed annexation site is surrounded on three sides by the City of High Point's corporate limits and there have been numerous prior annexation approvals, beginning in the 1990s, to allow uses classified by the City's land use plan as Low-Density Residential in this portion of the City's planning area.

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**

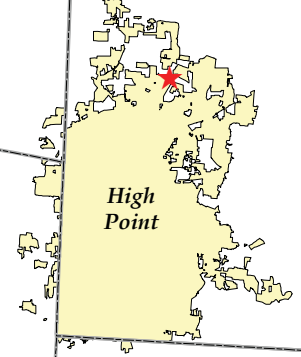
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ANNEXATION REQUEST: AN-21-01

Applicant: Phoenix Academy Foundation, Inc.

## Vicinity Map



High Point

Greensboro

Guilford County

Guilford County

Site

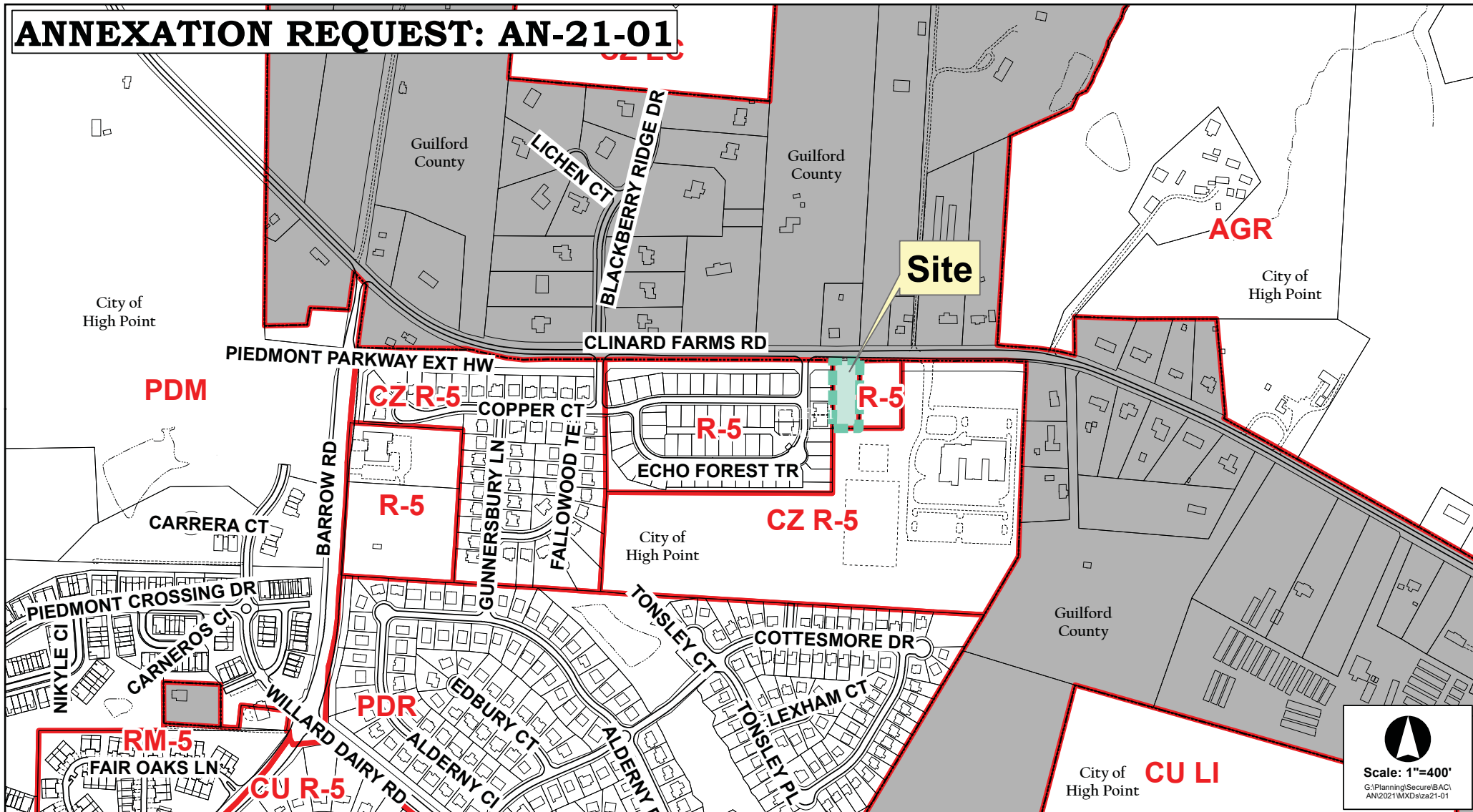
City of High Point



Scale: 1"=3000'

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# ANNEXATION REQUEST: AN-21-01



Scale: 1"=400'  
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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-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 17<sup>th</sup> day of May, 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 May 19, 2021.

**ANNEXATION DESCRIPTION**

**Phoenix Academy Foundation, Inc. - Annexation Case 21-01 (AN-21-01)**

Parcel Description

Guilford County Tax Parcel 169977 (Deed Book 8384, Page 566 – Tract No. 2)

The property is more specifically described as follows: **Beginning** at existing 3/4" iron pipe, said iron pipe having NAD 83 (2011) Coordinates of N: 840,972.45 and E: 1,711,536.44, being located on the southern right of way of Clinard Farms Road (S.R. 1837, Public right of way varies per Plat Book 187, Page 5), being the northwest corner of Phoenix Academy Foundation, Inc., Parcel No: 216466 (Deed Book 8384, Page 566 – Tract No. 1) and being the northeast corner of Phoenix Academy Foundation, Inc., Parcel No: 169977 (Deed Book 8384, Page 566 – Tract No. 2); Thence leaving the southern right of way of said Clinard Farms Road and along the western property line of said Phoenix Academy Foundation (Parcel No: 216466), S 00°00'36" W 283.39 feet to an existing 3/4" iron pipe, said iron pipe having NAD 83 (2011) Coordinates of N: 840,689.05 and E: 1,711,536.39, being the southwest point in a northern property line of said Phoenix Academy Foundation (Parcel No: 216466) and being a corner of Phoenix Academy Foundation, Inc., Parcel No: 216465 (Deed Book 7950, Page 36 – Parcel 5 and Plat Book 187, Page 5); Thence leaving said Phoenix Academy Foundation (Parcel No: 216466) and along a northern property line of said Phoenix Academy Foundation (Parcel No: 216465), N 89°45'31" W 147.09 feet to an existing 3/4" iron pipe, said iron pipe being a western corner of said Phoenix Academy Foundation (Parcel No: 216465) and being in the eastern property line of Royal Homes of North Carolina, LLC, Parcel No: 231423 (Deed Book 8297, Page 41 and Plat Book 203, Page 30 – Lot 18); Thence leaving said Phoenix Academy Foundation (Parcel No: 216465) and along and leaving said Royal Homes of North Carolina (Parcel No: 231423), Royal Homes of North Carolina, LLC, Parcel No: 231422 (Deed Book 8297, Page 41 and Plat Book 203, Page 30 – Lot 17), Royal Homes of North Carolina, LLC, Parcel No: 231420 (Deed Book 8352, Page 1156 and Plat Book 203, Page 30 – Lot 16) and Royal Homes of North Carolina, LLC, Parcel No: 231419 (Deed Book 8352, Page 1156 and Plat Book 203, Page 30 – Lot 15), N 00°02'57" E 243.20 feet to an existing 1/2" iron pipe, said iron pipe being the northeast corner of said Royal Homes of North Carolina (Parcel No: 231419) and being located in the southern right of way of said Clinard Farms Road; Thence leaving said Royal Homes of North Carolina (Parcel No: 231419) and along the southern right of way of said Clinard Farms Road the following two (2) courses and distances: 1) N 00°02'57" E 40.02 feet to an existing 3/4" iron pipe; 2) S 89°49'31" E 146.90 feet to the Point of **Beginning**, Containing 41,644± Square Feet.

SECTION 2. Upon and after **May 19, 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 19<sup>th</sup> day of May, 2021.

By: \_\_\_\_\_  
Jay W. Wagner, Mayor

ATTEST:

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Lisa B. Vierling, City Clerk