

CITY OF HIGH POINT AGENDA ITEM



Title: **Annexation 21-07**
(*Bencini Realty Limited Partnership*)

From: Chris Andrews,
Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 5, 2021

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

Advertised By: Planning & Development

PURPOSE:

A request by Bencini Realty Limited Partnership for a voluntary contiguous annexation of approximately 68.5 acres located south of the southern leg of Joyce Circle, approximately 270 feet west of Skeet Club Road and north of I-74. The property is known as Guilford County Tax Parcel 198681 and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

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 21-07.

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

**STAFF REPORT
ANNEXATION 21-07
November 15, 2021**

Request	
Applicant: Bencini Realty Limited Partnership	Owner: Bencini Realty Limited Partnership
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-22

Site Information	
Location:	The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74.
Tax Parcel Number:	Guilford County Tax Parcel 198681 (portion) Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011
Site Acreage:	Approximately 68.5 acres
Current Land Use:	Undeveloped
Current Fire District:	The site is within the Horneytown Special Fire District
Proposed Development:	A 550 to 600-unit townhome subdivision is proposed to be developed.
Proposed Unit Type, Number and Average Value:	The proposed developer has noted that the townhomes are anticipated to be marketed at a sales price of \$300,000 to \$350,000 per unit.
Proposed Build-out Schedule:	The proposed developer anticipates it will take approximately 3 to 4 years (by the end of 2025) to completely develop the planned townhome development.
Proposed City of High Point Council Ward:	The proposed annexation site is abutting Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site is heavy wooded with moderate to severely sloping terrain. A perennial stream runs through the northeastern and southeastern portion of the site. A separate perennial stream runs through the northwestern portion of the site with 100 & 500-year flood zones lying along both sides of this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Skeet Club Road. There is also a 12-inch sewer line lying adjacent and on the western boundary of the site.
General Drainage and Watershed:	The site drains in a southwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Stormwater control measures may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS-20 CZ RM-16	Residential Single Family - 20 (Forsyth County) Conditional Zoning Residential Multifamily – 16 District	Single family dwellings (<i>west of Joyce Circle in unincorporate Forsyth County</i>) A single family and townhome subdivision is under construction
South:	RS-20 R-3	Residential Single Family - 20 (Forsyth County) Residential Single Family – 3	A single family dwellings and I-74 corridor
East:	R-3	Residential Single Family – 3	Single family dwellings
West:	RS-20	Residential Single Family - 20 District (Forsyth County)	Single family dwelling

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Skeet Club Road Joyce Circle	Major Thoroughfare Local Street	650 ft. 1,020 ft.
Vehicular Access:	Via public street extension into the site from Skeet Club Road and Joyce Circle.		

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 a residential subdivision (townhome development). The approximately 68.5 acres associated with this request are within the western part of the City’s Planning Area and abuts the corporate limits along its northern and eastern boundary. This portion of the City’s Planning Area has experienced steady growth from the approval of numerous annexations, since the early 1980s, along both sides of the Skeet Club Road corridor. A similar annexation request was recently approval for lands to the north, along Joyce Circle, for a mixed residential development in 2019. The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that has been installed along the western boundary of this annexation site. Furthermore, City vehicles currently travel Skeet Club Road in conjunction with the City providing services to the various residential developments

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 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

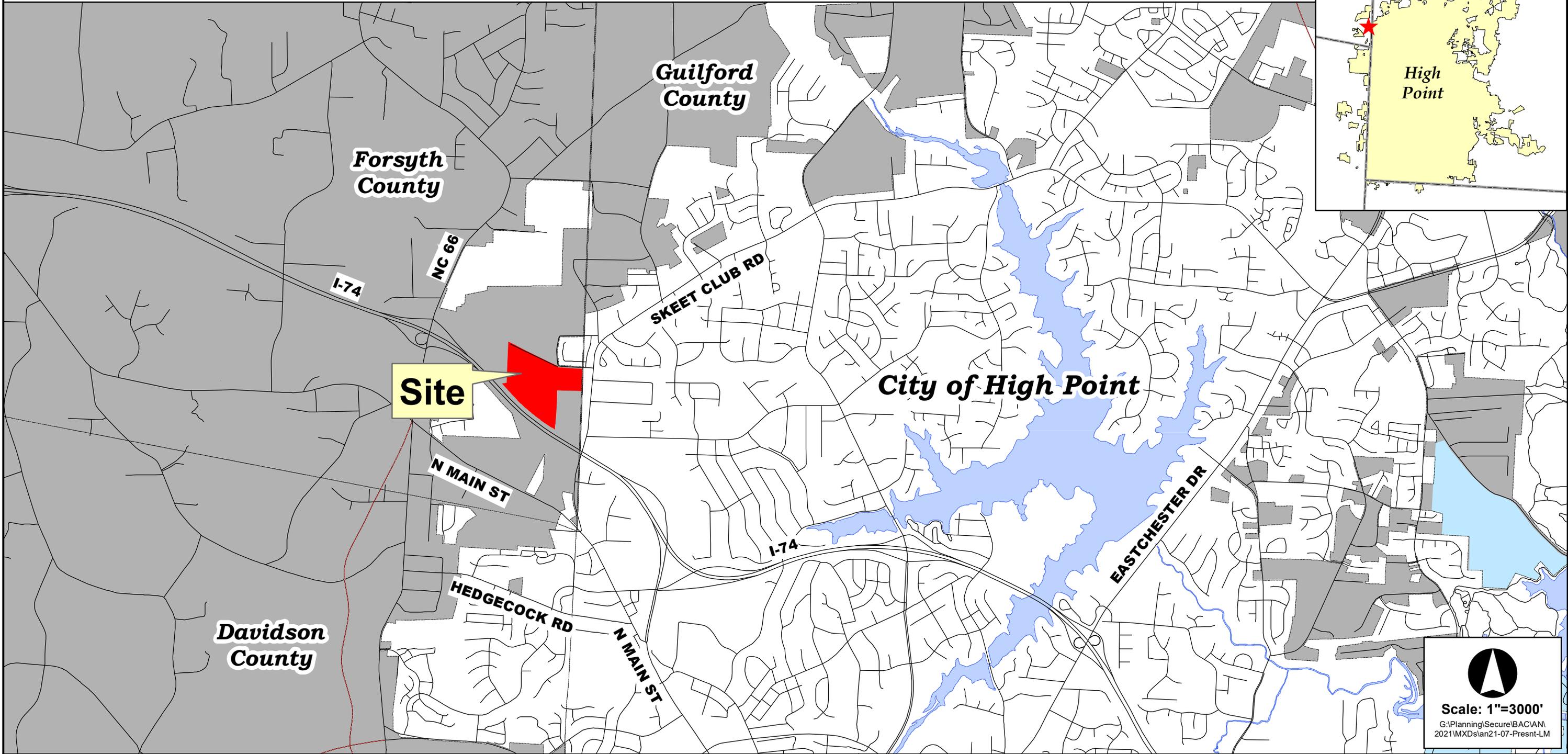
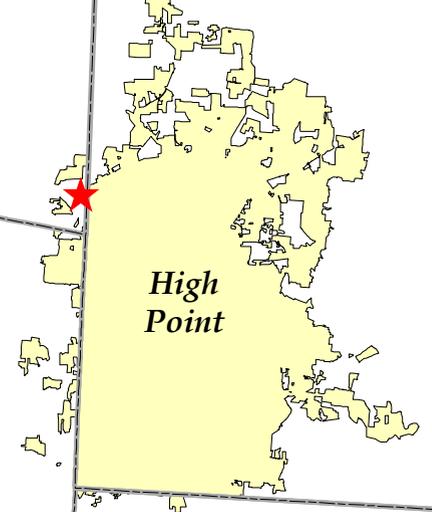
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

LOCATION MAP

ANNEXATION REQUEST: AN-21-07

Applicant: Bencini Realty Limited Partnership

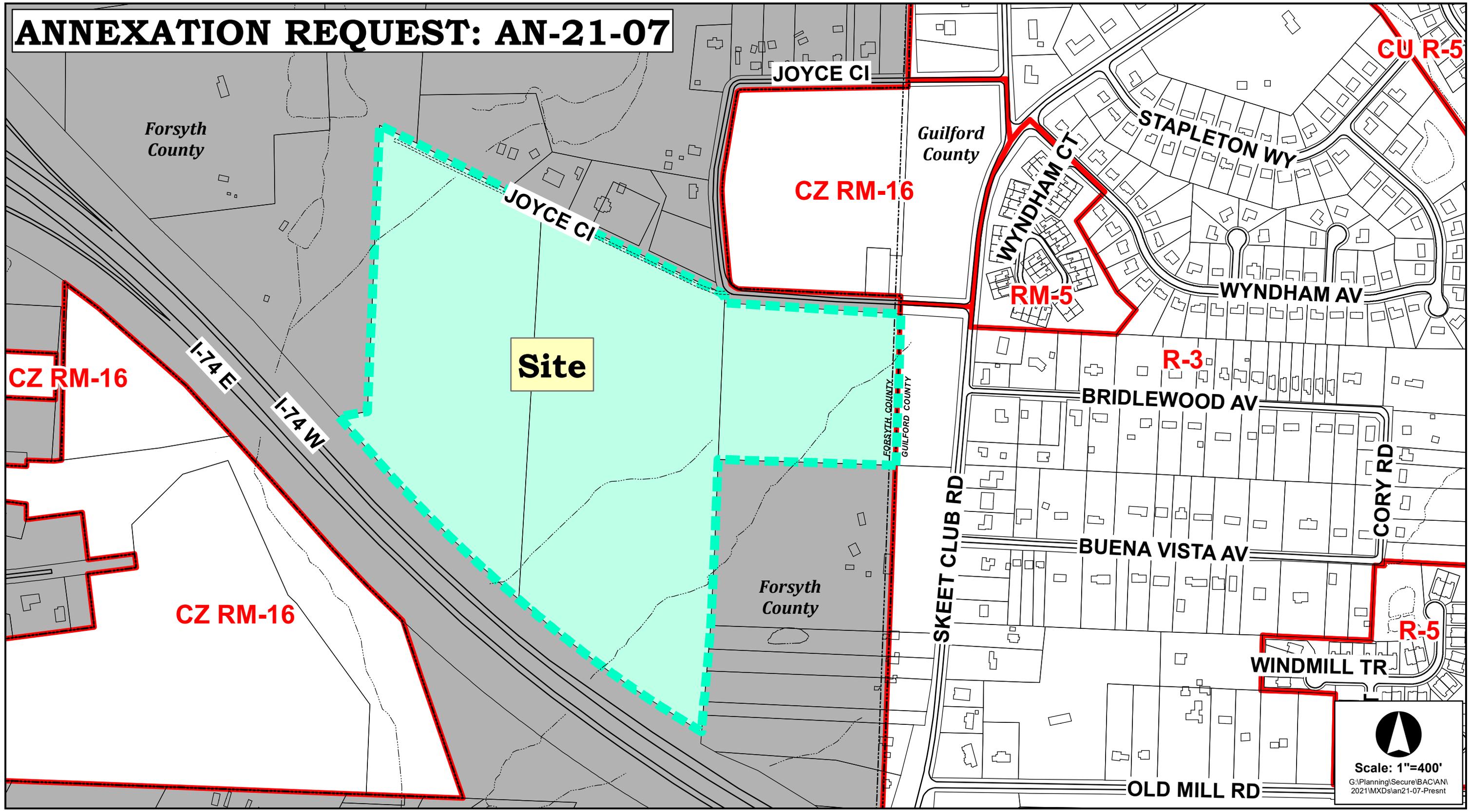
Vicinity Map



Scale: 1"=3000'

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ANNEXATION REQUEST: AN-21-07




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 15th day of November, 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 November 15, 2021.

ANNEXATION DESCRIPTION

Applicant : Bencini Realty Limited Partnership

Annexation Case #21-07 (AN-21-07): The site is located south of the southern leg of Joyce Circle, west of Skeet Club Road and north of I-74. Guilford County Tax Parcel 198681 (portion) and Forsyth County Tax Parcels 6892-08-4548 and 6882-99-7011.

SECTION 2. Upon and after **November 15, 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 **15th** day of **November, 2021**.

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk