

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-09**
 (Piedmont Triad Airport Authority)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: November 4, 2021

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

Advertised By: Planning & Development

PURPOSE:

A request by the Piedmont Triad Airport Authority for a voluntary contiguous annexation of approximately 13 acres, located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway. The property is known as Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798.

BACKGROUND:

The staff report and recommendation are enclosed.

BUDGET IMPACT:

Water and sewer will be available in accordance with City policy.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends **approval** of Annexation 21-09.

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

**STAFF REPORT
ANNEXATION 21-09
November 15, 2021**

Request	
Applicant: Piedmont Triad Airport Authority	Owner: Piedmont Triad Airport Authority
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-24

Site Information	
Location:	The site is located along the north side of National Service Road, approximately 1,200 feet west of Piedmont Triad Parkway.
Tax Parcel Number:	Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798
Site Acreage:	Approximately 12.2 acres
Current Land Use:	The western half of the site is developed with a 33,500 square-foot structure and surface parking associate with a major vehicle (truck repair) facility. The western half of the site is undeveloped.
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:	Not applicable, there is a current industrial use on the site.
Proposed Unit Type, Number and Average Value:	Not applicable, there is a current industrial use on the site.
Proposed Build-out Schedule:	Not applicable, there is a current industrial use on the site.
Proposed City of High Point Council Ward:	The proposed annexation site abuts Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The site has no noteworthy features.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line both lie adjacent to the site along National Service Road.
General Drainage and Watershed:	The site drains in a southeasterly 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.
Overlay District:	City Lake General Watershed Area Airport Overlay District – Zone 1

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District (City of Greensboro)	Interstate 40
South:	CU-LI	Conditional Use Light Industrial District	Undeveloped
East:	CU-LI	Conditional Use Light Industrial District (Guilford County)	Industrial fabrication and warehousing
West:	CZ-LI	Conditional Use Light Industrial District (Guilford County)	Undeveloped

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	National Service Road		500 ft.
Vehicular Access:	Via driveway access from National Service 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 formalize a prior annexation agreement with the City of High Point. The property is owned by a governmental entity (PTIA), and such organizations may request an exemption to the City's utility extension policy. When developed for the current industrial use, PTIA requested and was granted an exemption to connect to city utilities without annexation. The property is to be sold in the upcoming months and will no longer be governmentally owned land. To meet the spirit of the utility exemption agreement, they have submitted this annexation petition prior to the sale the property.

There have been a number of annexation approvals to allow Restricted Industrial type uses in this portion of the City's planning area since the 1990s. The site abuts the City's corporate limits, and this annexation petition represents a logical progression of the City's annexation policy for this area. This annexation request will not negatively impact the City's ability to provide services in this area.

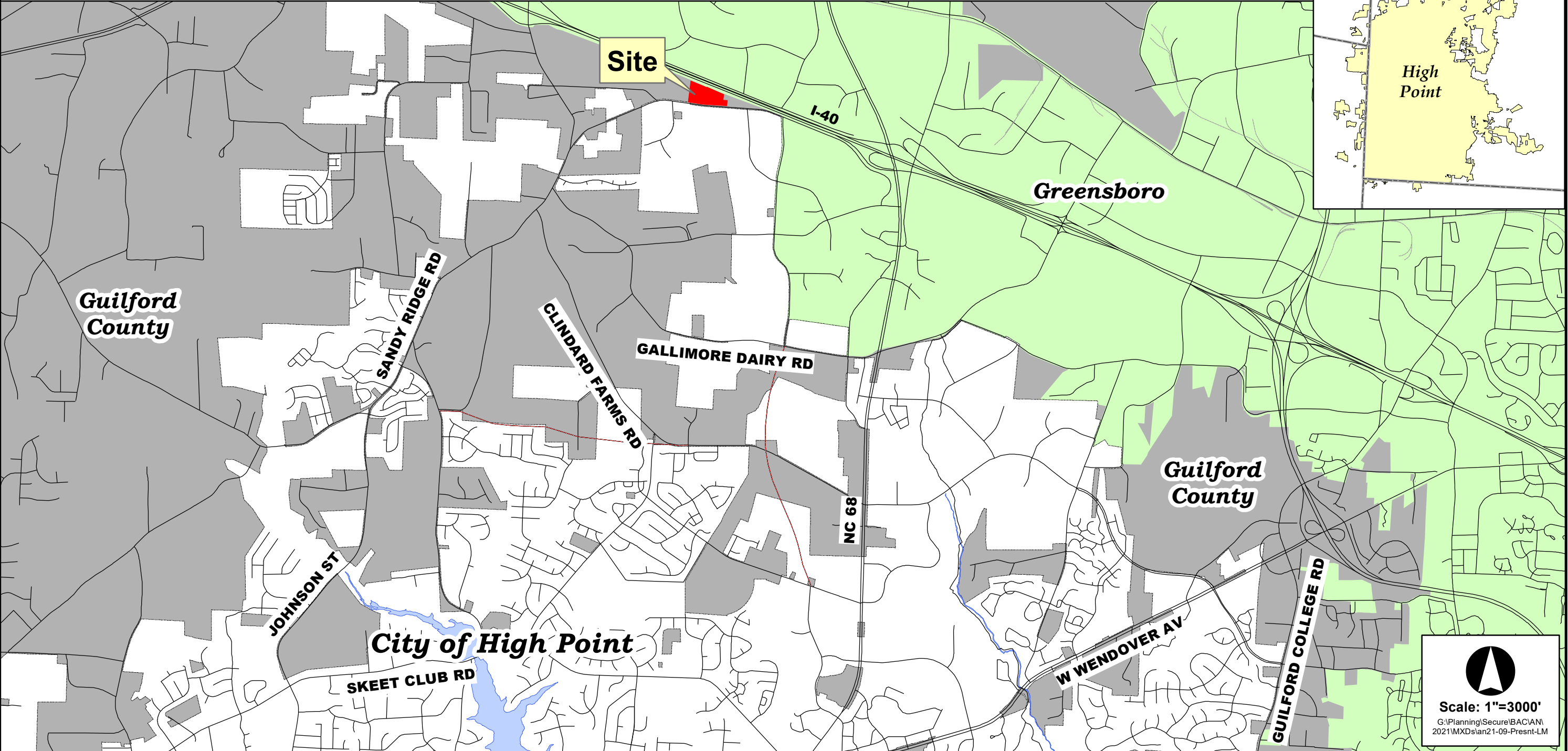
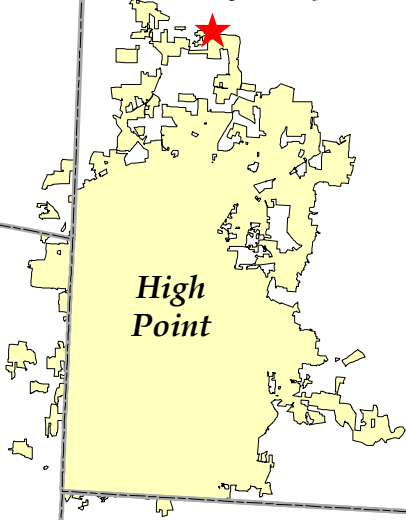
Report Preparation

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

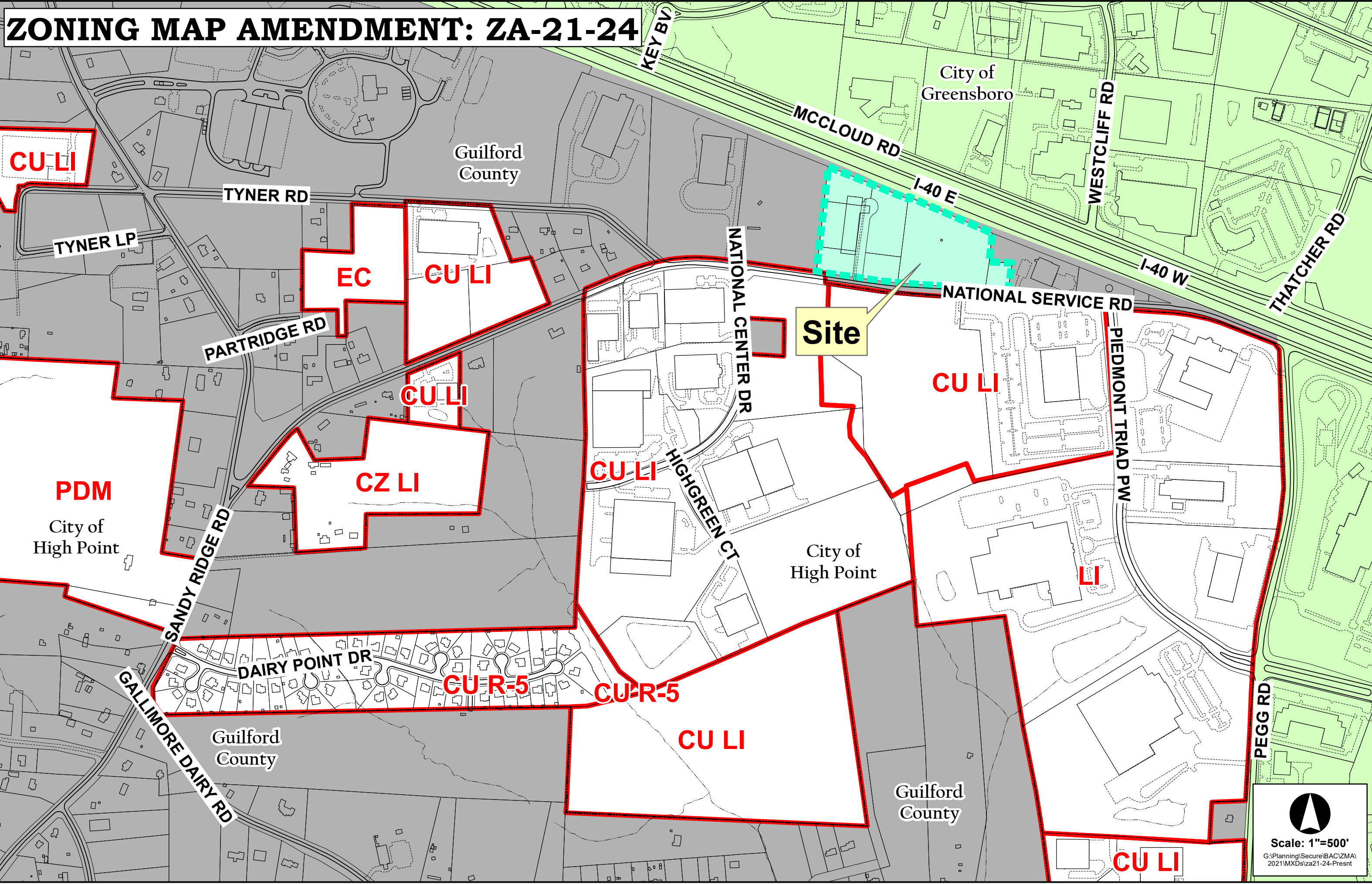
ANNEXATION REQUEST: AN-20-09
Applicant: Piedmont Triad Airport Authority

Vicinity Map



Scale: 1"=3000'
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ZONING MAP AMENDMENT: ZA-21-24



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 : Piedmont Triad Airport Authority

Annexation Case #21-09 (AN-21-09): Guilford County Tax Parcel 169804, 169805, 169806, 169810, 169812, 169734 and 169798. Being a parcel of land on the north side of National Service Road and being the property conveyed to Piedmont Triad Airport Authority

in Deed Book 7280 page 3007, Deed Book 6104 page 490, Deed Book 7451 page 1883, Deed Book 7321 page 2513, Deed Book 6773 page 1536, Deed Book 7329 page 2710 and Deed Book 7304 page 1643 as recorded in the Guilford County Registry and being more particularly described as follows:

Beginning at an existing iron pipe on the southern right of way of Interstate 40, said existing iron pipe being the northeast corner of property owned by National Services NC LLC (Deed Book 8410 page 1856), thence with the southern right of way of Interstate 40 three (3) calls as follows: 1) S. 67-57-24 E. 286.67 feet to a point; 2) S. 68-20-18 E. 229.81 feet to a point; 3) S. 68-12-44 E. 551.21 feet to an existing iron pipe, the northwest corner of property owned by Champion Greensboro Realty LLC (Deed Book 4941 page 1539), thence with the line of Champion Greensboro Realty LLC three (3) calls as follows: 1) S. 05-31-32 W. 172.17 feet to an existing iron pipe; 2) S. 87-46-55 E. 138.98 feet to an existing iron pipe; 3) S. 09-19-34 W. 170.46 feet to a existing iron pipe on the northern right of way of National Service Road; thence with the northern right of way of Nation Service Road N. 85-30-46 W. 128.09 feet to an existing iron pipe, thence with six (6) calls within the right of way of National Service Road as follows 1) S. 05-44-28 W. 31.37 feet to a point; 2) N. 87-52-25 W. 527.91 feet to a point; 3) N. 05-22-36 E 15.16 feet to a point; 4) N. 82-27-54 W. 287.88 feet to a point; 5) N. 81-42-47 W. 218.24 feet to a point; 6) N. 06-03-57 E. 29.92 to a solid iron on the northern right of way of National Service Road, said solid iron being the southeast corner of property owned by National Services NC LLC (Deed Book 8410 page 1856); thence with eastern line of the property owned by National Services NC LLC N. 06-03-57 E. 150.78 fee to an existing iron pipe; thence N. 06-21-21 E. 482.55 feet to the point and place of beginning and containing 13.020 acres more or less.

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