

CITY OF HIGH POINT

AGENDA ITEM



Title: **Annexation 21-06**
 (Maria T. Montoya-Couch et al.)

From: Chris Andrews,
 Interim Planning & Development Director

Meeting Date: November 15, 2021

Public Hearing: Yes

Advertising Date: October 21, 2021 and
 November 5, 2021

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

Advertised By: Planning & Development

PURPOSE:

A request by Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners for a voluntary contiguous annexation of approximately 26.76 acres, located at the southeast corner of W. Wendover Avenue and Penny Road. The property is known as Guilford County Tax Parcels 196671, 196672, 170002, 170004, 170005 and 170006.

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 21-06.

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

**STAFF REPORT
ANNEXATION 21-06
November 15, 2021**

Request	
Applicant: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners	Owners: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim, Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC and KTK Partners
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 21-23

Site Information	
Location:	The site is located at the southeast corner of W. Wendover Avenue and Penny Road.
Tax Parcel Number:	Guilford County Tax Parcels 196671, 196672, 70002, 170004, 170005 and 170006
Site Acreage:	Approximately 26.76 acres
Current Land Use:	Single family dwellings, rural residential dwelling, utility building and undeveloped parcel.
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:	The property owners have a buyer that is proposing to develop an approximately 160,000 square feet of commercial/retail uses and approximately 180 multifamily residential units on the site and additional abutting lands at this intersection.
Proposed Unit Type, Number and Average Value:	As of the date of this report, and with project layout still fluctuating, it is anticipated the project could have a \$75,000,000 market value at build out.
Proposed Build-out Schedule:	Unknow at this time. Infrastructure can be installed with 1 – 2 years; however, it may be several years before complete built-out.
Proposed City of High Point Council Ward:	The proposed annexation site is surrounded Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The topography of the site ranges from relative level adjacent to the abutting roads and to steep towards the interior of the site. The eastern portion of the site is encumbered by a pond. Also, a 50 foot wide Piedmont Natural Gas easement runs through the middle of the site, from north to south.

Water and Sewer Proximity:	A 12-inch and 16-inch City water line lie adjacent to the site along Penny Road and W. Wendover Avenue. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue and along the southern boundary of the site.
General Drainage and Watershed:	The site drains in a general easterly 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.
Overlay Districts:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CZ-RC PDM	Conditional Zoning Retail Center District Planned Development – Mixed District	Commercial development (<i>Shoppes at Deep River and Palladium Shopping Centers</i>)
South:	R-5 RS-40	Residential Single Family – 5 District Residential Single Family – 40 District (<i>Guilford County</i>)	Single-family dwellings
East:	AG	Agricultural District (<i>Guilford County</i>)	Rural residential
West:	CZ-RC	Conditional Zoning Retail Center District	Commercial (<i>Wendover Crossing Shopping Center</i>)

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Wendover Avenue Penny Road	Major Thoroughfare Major Thoroughfare	1,685 ft. 785 ft.
Vehicular Access:	W. Wendover Avenue, Penny Road, Samet Drive Extension		

City Department Comment Summary

Comments were not requested for this proposed annexation due to the fact the site is surrounded by 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 commercial shopping center. There has been numerous annexation approvals in this area since the 1990s, and the site is completely surrounded by the High Point corporate limits. This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation will not negatively impact the City's ability to provide services in this area.

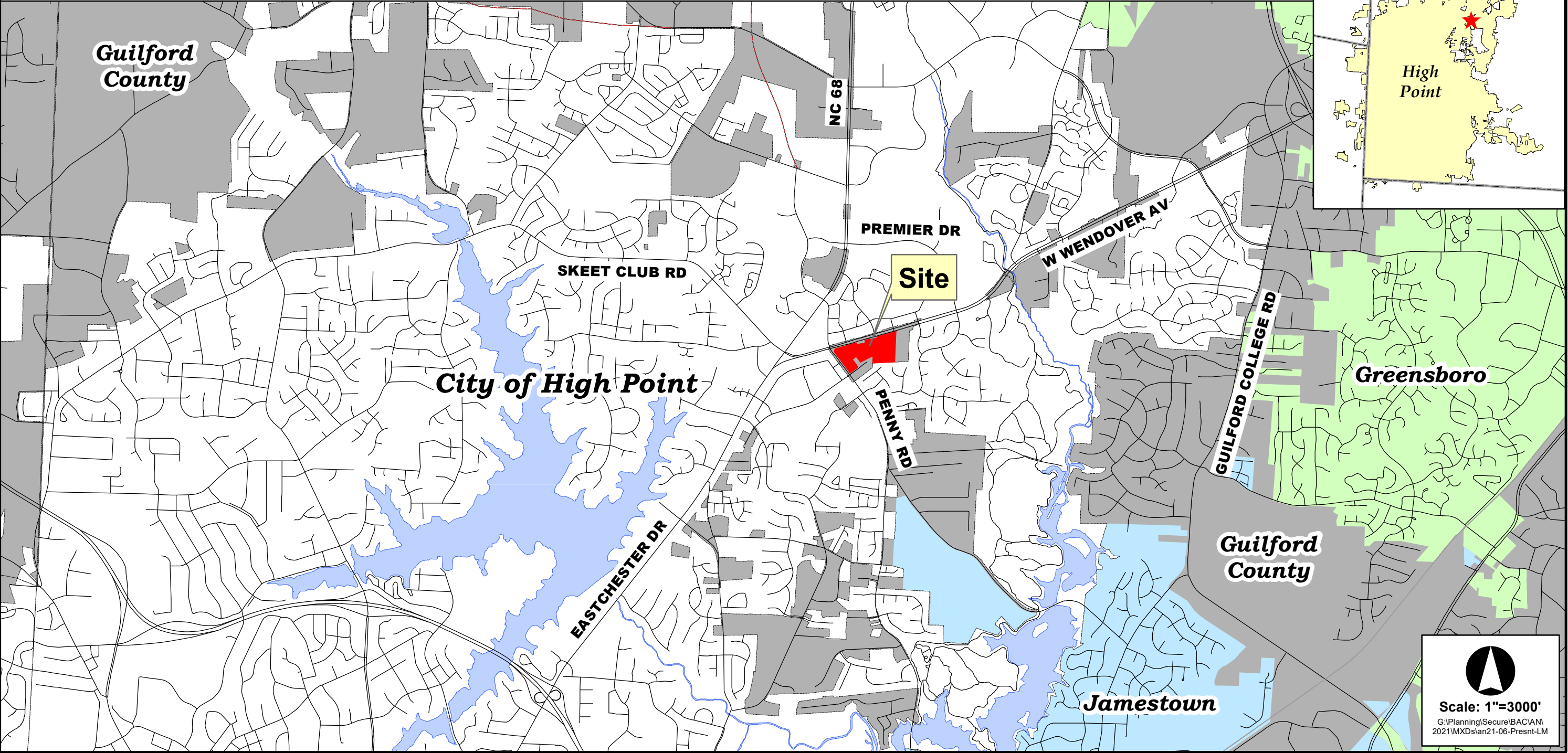
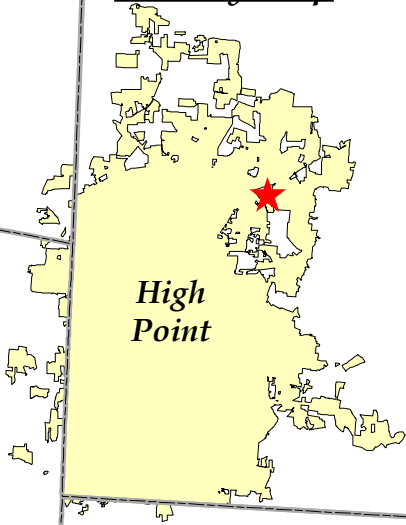
Report Preparation

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-21-06
Applicant: Maria T. Montoya-Couch, SV LIM Holdings, LLC, Steven Lim,
Barbara M. Jordan, Darrin R. Jordan, NorthState Telephone LLC & KTK Partners

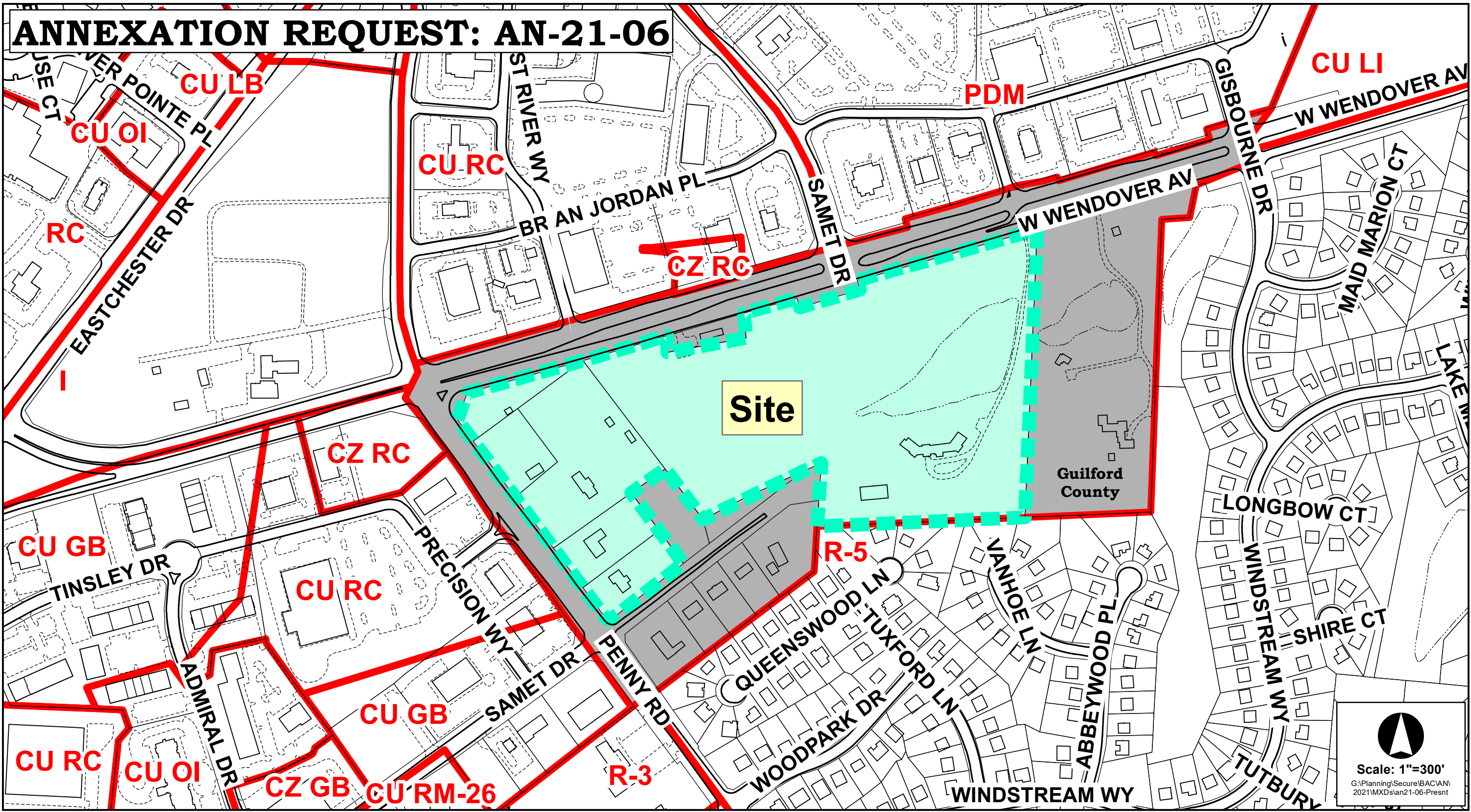
Vicinity Map



Scale: 1"=3000'

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ANNEXATION REQUEST: AN-21-06



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-58.1, 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 1st 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-58.1 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-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of November 1, 2021.

ANNEXATION DESCRIPTION

Annexation Case 21-06 (AN-21-06)

Applicants:

Maria T. Montoya-Couch,
SV LIM Holdings,

LLC, Steven Lim,
Barbara M. Jordan,
Darrin R. Jordan,
NorthState Telephone LLC; and
KTK Partners

Guilford County Tax Parcels 196671, 196672, 70002, 170004 (portion), 170005 and 170006
(25.5 acres).

SECTION 2. Upon and after **November 15, 2021** the foregoing property 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-58.3.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for **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, thereof, together with a duly certified copy of this ordinance.

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