

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Annexation Case 17-05  
(*Westmoreland and Motsinger, et al*)

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

**Meeting Date:** July 17, 2017

**Public Hearing:** Yes

**Advertising Date:** June 30, 2017

**Advertised By:** Planning & Development  
Department

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

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### **PURPOSE:**

A request by Westmoreland and Motsinger, et al to consider a voluntary contiguous annexation of approximate 71 acres lying east of Sandy Ridge Road, west of Kendale Road and south of the intersection of Sandy Ridge Road and John Knox Drive. The property is known as Guilford County Tax Parcels 0171336 (portion) 0171341 (portion), 0171316, 0171348, 0171314, and 0171313 (portion).

### **BACKGROUND:**

Staff report and recommendation is enclosed.

### **BUDGET IMPACT:**

There is no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends approval of Annexation Case 17-05.

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

**STAFF REPORT  
ANNEXATION 17-05  
July 17, 2017**

<b>Request</b>	
<b>Applicant:</b> Westmoreland and Motsinger, et al	<b>Owner(s):</b> Westmoreland and Motsinger, et al
<b>Proposal:</b> Voluntary contiguous annexation	<b>Effective Date:</b> Upon adoption
	<b>Associated Zoning Case:</b> ZA-17-09

<b>Site Information</b>	
<b>Location:</b>	The site is lying east of Sandy Ridge Road and west of Kendale Road. The northern point of the site is at the intersection of Sandy Ridge Road and John Knox Drive and its southern boundary is approximately 500 feet north of the intersection of Johnson Street and Cedar Springs Drive.
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 0171316, 0171336 (portion), 0171341 (portion), 0171348 and 0171313 (portion)
<b>Site Acreage:</b>	Approximately 71 acres
<b>Current Land Use:</b>	Rural residential and agricultural
<b>Current Fire District:</b>	The High Point Fire Department has contracted with the Colfax Fire District to provide services to the unincorporated rural area lying south of I-40.
<b>Proposed Development:</b>	A 400-unit mixed residential development is proposed on the site.
<b>Proposed Unit Type, Number and Average Value:</b>	<u>Phase A (northern half of site)</u> Estimated value of 290 dwelling units: \$30,000,000  <u>Phase B (southern half of site)</u> Estimated value of 110 dwelling units: \$33,000,000
<b>Proposed Build-out Schedule:</b>	<u>Phase A estimated build-out schedule:</u> Four to five years.  <u>Phase B estimated build-out schedule:</u> Four years.
<b>Proposed City of High Point Council Ward:</b>	The proposed annexation site is adjacent to Ward 5. If approved, the annexation area will be part of Ward 5.
<b>Physical Characteristics:</b>	The site has a gentle to moderately sloping terrain consisting of open pasture lands and some wooded areas.
<b>Water and Sewer Proximity:</b>	A 16-inch and an 8-inch City water line lie adjacent to the site along Sandy Ridge Road and Kendale Road, respectively. An 8-inch City sewer line lies approximately 950 feet southeast of the site at the intersection of Kendale Road and Alderbrook Drive.

<b>General Drainage and Watershed:</b>	The site drains in a southerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered storm water treatment measures are required for multi-family 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>	Oak Hollow Lake Watershed Critical Area (Tier 4) Airport Overlay Zone 3

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family detached dwellings and undeveloped parcel
<b>South:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Undeveloped parcels
<b>East:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family detached dwellings and undeveloped parcels
<b>West:</b>	PDR CU-AG CZ R-5 AG	Planned Unit Development–Residential Conditional Use Agricultural District Conditional Zoning Residential Single Family-5 District Agricultural District ( <i>Guilford County</i> )	Mixed use continuing care retirement community, ambulance facility, single family detached dwellings and undeveloped parcels

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	1,150 ft.
	Johnson Street	Major Thoroughfare	630 ft.
	Kendale Road	Minor Thoroughfare	300 ft.
<b>Vehicular Access:</b>	Sandy Ridge Road, Johnson Street, and Kendale Road, see development standards for details.		

City Department Comment Summary	
<b>Public Services:</b>	No comment.
<b>Police:</b>	<p><b><u>Short Term Impact</u></b></p> <p>The City of High Point Police Department Crime Analyst checked in the areas of Rockland Court (<i>Alderbrook Subdivision, lying to the east off Kendale Road</i>), Thistleburn Lane (<i>River Landings Development, directly northwest of the annexation site</i>), and Majestic Terrace (<i>Legacy at Sandy Ridge Subdivision, lying to the west off Sandy Ridge Road</i>). In total, these developments have a similar residential use type and number of dwelling units as proposed by this current annexation application.</p> <p>Average response time is 5:06 minutes to 208 calls in 2016. Call types include:</p> <p>Domestic Disturbance IP—57            911 hang up—45            Traffic accident—13            Suspicious activity—10            Property Related—18</p>

	<p>Improperly Parked———20 Investigate———9 911 Hang-up———36</p> <p><b><u>Effects on Future Planned Improvements.</u></b> Based on past data, this annexation will result in an average just over one new call for service every two days. With the travel time of 5:06 minutes, we do not expect this to impact our current staffing and equipment and as such, do not expect it will require any special accommodations.</p> <p><b><u>Long Term Impact</u></b> (<i>expected impact at build-out</i>): None</p>
<b>Fire:</b>	No comment. City of High Point Fire Station #26 is located approximately 2,000 feet north of the annexation site.
<b>Transportation:</b>	No comment, see Zoning Map Amendment 17-09 for Transportation Department comment on the specific development proposal.
<b>Engineering Services:</b>	No comment.

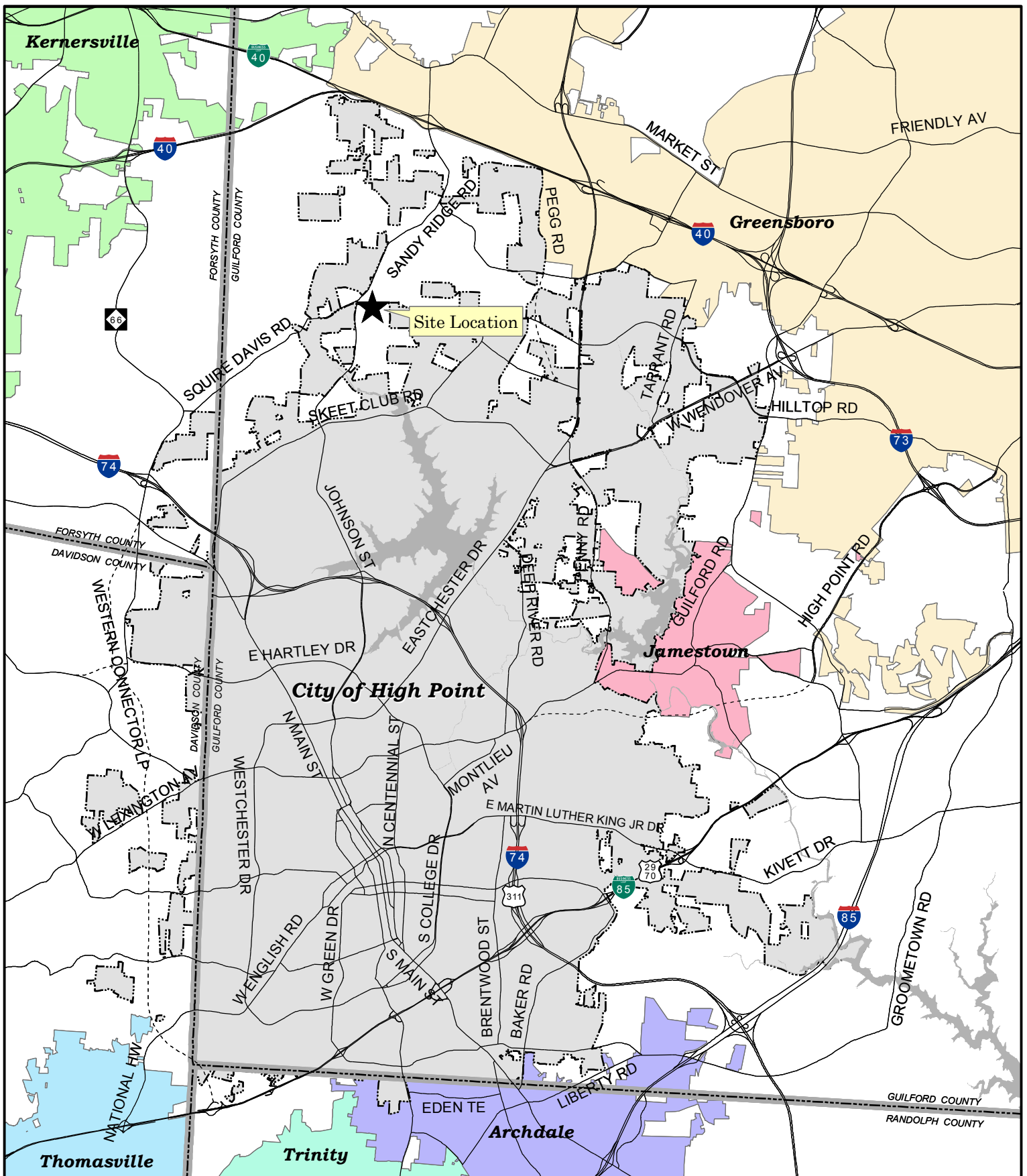
### Details of Proposal

The applicant has requested a voluntary annexation of approximately 71 acres to facilitate the Development of a 400-unit mixed residential development. The site is within the northern part of the City's Planning area, which extends north to I-40 and just west of the Guilford/Forsyth County line. Since the 1990s, this northern portion of the City's Planning Area has experienced steady growth from the approval of multiple annexations totaling over 1,100 acres. From Skeet Club Road, northward to Bame Road, a wide variety and intensity of residential uses have been approved. And between Bame Road northward to I-40, various commercial and industrial zonings have been approved.

City services have been established in this area and City service vehicles travel this area daily to sever the many developments in this area. Based on review by various City service related departments, this annexation will not negatively impact the City's ability to provide services in this area. This annexation petition represents a logical progression of the City's annexation policy for this area.

### Report Preparation

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



## ANNEXATION REQUEST AN-17-05

**Applicant:** Reid & Catherine Westmoreland, D.L. Montsinger, Thomas L Montsinger, John A Montsinger, Dean Montsinger; Hollis Montsinger and The James and Margaret Westmoreland Limited Partnership  
**Area:** 71 acres

**Planning & Development  
 Department**

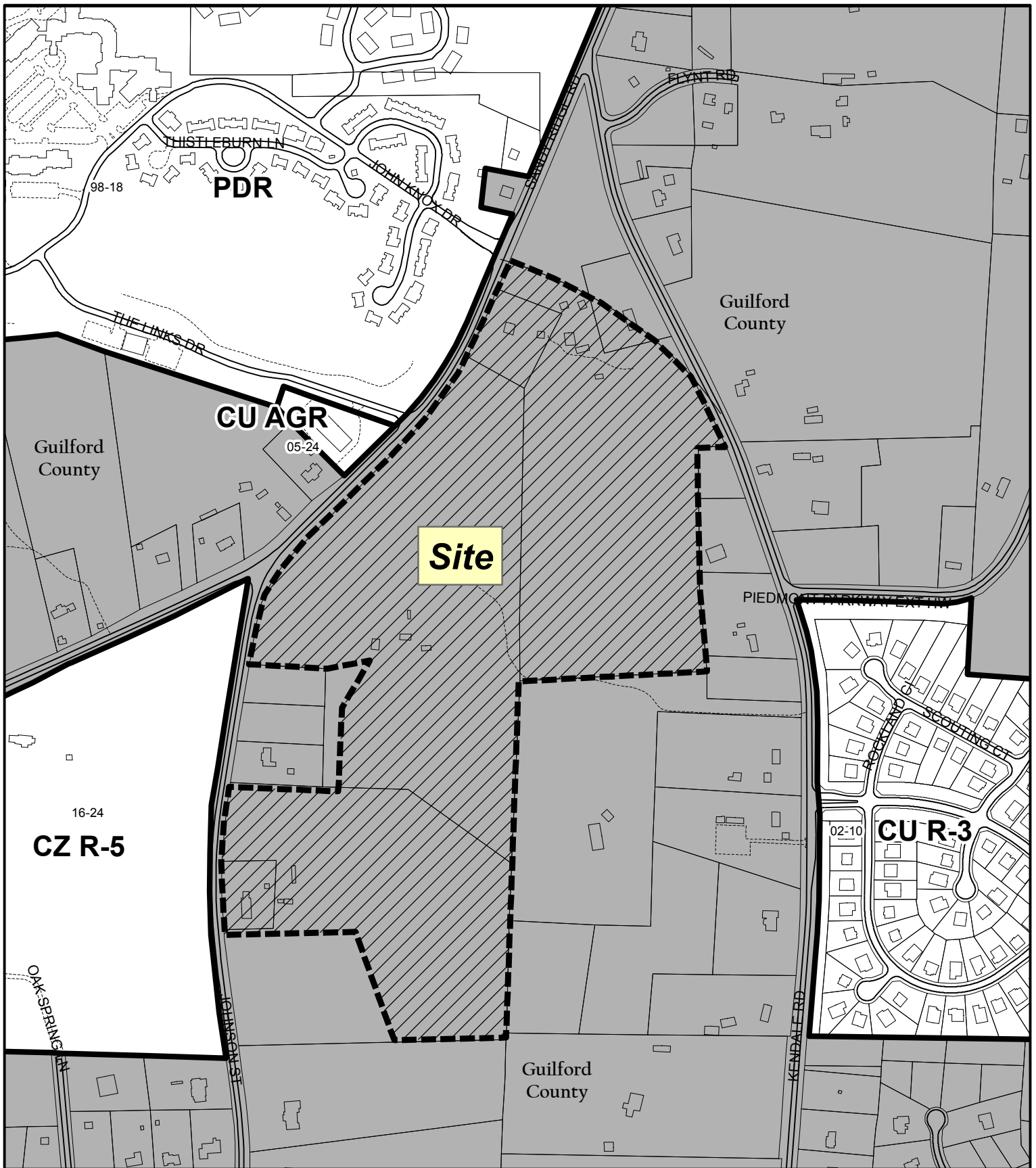
**City of High Point**

**Date:** June 5, 2017



**Scale:** 1"=8,500'

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## ANNEXATION REQUEST AN-17-05

Applicant: Reid & Catherine Westmoreland, D.L. Montsinger, Thomas L Montsinger, John A Montsinger, Dean Montsinger; Hollis Montsinger and The James and Margaret Westmoreland Limited Partnership

Area: 71 acres

Existing Zoning Boundary  
Subject Property Boundary



Planning & Development  
Department

City of High Point

Date: June 5, 2017



Scale: 1"=500'

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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 / 17-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 High Point Theatre ~~Municipal Building~~ at 5:30 p.m. on the 17<sup>th</sup> day of July, 2017; 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 **July 19, 2017**.

**ANNEXATION DESCRIPTION** Westmoreland and Motsinger, et al - (**Annexation Case 17-05**)

A voluntary contiguous annexation of approximately 70.926 acres lying east of Sandy Ridge Road, west of Kendale Road and south of the intersection of Sandy Ridge Road and John Knox Drive. The property is known as Guilford County Tax Parcels 0171336 (portion) 0171341 (portion), 0171316, 0171348, 0171314, and 0171313 (portion). The request is more specifically described as follows:

BEGINNING at a point on the northern property line of a parcel described in Deed Book 3423, Page 1155 recorded in the Guilford County Register of Deeds; said Beginning point being South 88°47'36"

East, 634.28 feet from an existing iron pipe located in the eastern right of way of Johnson Street having grid coordinates of a Northing 840,290.22 and Easting 1,700,864.40; thence North 25°44'56" West, 414.09 feet to a computed point; thence North 89°25'19" West, 501.69 feet to a computed point; thence North 7°11'37" West, 36.93 feet to a computed point; thence having a chord bearing and distance North 3°52'37" West, 237.69 feet to an existing iron pipe; thence North 4°18'23" East, 356.69 feet to a computed point; thence North 9°21'42" East, 66.63 feet to a computed point; thence South 87°48'43" East, 436.36 feet to a computed point; thence North 2°11'56" East, 320.03 feet to a computed point; thence North 26°45'06" East, 83.72 feet to a computed point; thence North 38°04'42" East, 125.88 feet to a computed point; thence having a chord bearing and distance South 85°08'53" West, 185.76 feet to an existing iron pipe; thence North 86°05'37" West, 299.98 feet to an existing iron pipe in the eastern right of way of Johnson Street; thence following the margin right of way of Johnson Street North 9°13'59" East, 100.12 feet to a computed point; thence North 27°22'45" East, 380.31 feet to a computed point; thence North 45°25'54" East, 550.93 feet to a computed point; thence North 37°23'32" East, 407.25 feet to an existing iron pipe; thence North 30°06'09" East, 17.04 feet to an existing iron pipe; thence North 23°38'16" East, 350.87 feet to an existing iron pipe; thence North 22°52'58" East, 29.57 feet to a computed point; thence South 67°26'06" East, 213.05 feet to a computed point; thence having a chord bearing and distance South 43°28'01" East, 942.44 feet to a computed point; thence South 31°36'01" East, 36.51 feet to a computed point; thence South 19°43'46" East, 124.60 feet to an existing iron pipe; thence South 89°12'41" West, 179.28 feet to an existing iron pipe; thence South 0°42'11" East, 282.71 feet to an existing iron pipe; thence South 1°05'47" East, 76.38 feet to an existing concrete monument; thence South 5°15'58" East, 246.36 feet to an existing iron pipe; thence South 5°34'30" East, 61.92 feet to an existing iron pipe at an existing concrete monument; thence South 86°43'42" West, 721.16 feet to an existing iron pipe; thence South 2°11'56" West, 925.78 feet to a computed point; thence South 2°16'18" West, 424.77 feet to an existing concrete monument; thence South 1°49'37" West, 100.08 feet to an existing iron pipe having grid coordinates of a Northing 840,268.81 and Easting 1,701,889.51; thence North 88°47'36" West, 391.24 feet to the point and place of BEGINNING. **Containing 70.926 acres.**

SECTION 2. Upon and after **July 17, 2017** 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 City Council,  
this the **17<sup>th</sup>** day of **July, 2017**.  
Lisa B. Vierling, City Clerk