

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 18-04
(Lee Bunemann and Jane Bunemann)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 5, 2018

Public Hearing: Yes

Advertising Date: October 19, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by Lee Bunemann and Jane Bunemann to consider a voluntary contiguous annexation of approximately 2.6 acres. The request consists of a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive and a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley.

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 18-04.

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

**STAFF REPORT
ANNEXATION 18-04
November 5, 2018**

Request	
Applicant: Lee Bunemann	Owners: Lee Bunemann and Jane Bunemann
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Map Amendment 18-13

Site Information	
Location:	The request consists of a 2.3-acre parcel lying along the east side of Shadow Valley Road, approximately 500 feet north of Carolyndon Drive and a 0.3-acre parcel lying along the north side of Carolyndon Drive, approximately 275 feet east of Shadow Valley.
Tax Parcel Numbers:	Davidson County Tax Parcels 01008D0000002A and 01008D00000013
Site Acreage:	Approximately 2.6 acres
Current Land Use:	Undeveloped
Current Fire District:	The site is currently in the Hasty Rural Fire District. If annexed, the property will be served by the City of High Point Fire Department.
Proposed Development:	Single family detached dwelling.
Proposed Unit Type, Number and Average Value:	One single family dwelling is proposed to be built.
Proposed Build-out Schedule:	Approximately one year.
Proposed City of High Point Council Ward:	The proposed annexation site is adjacent to Ward 4. If approved, the annexation area will be part of Ward 4.
Physical Characteristics:	The site is heavily wooded with a moderately sloping terrain.
Water and Sewer Proximity:	A 15-inch City sewer line lies adjacent to the site along Carolyndon Drive.
General Drainage and Watershed:	The site drains in a general southerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS	Low Density Residential District (Davidson County)	Single family dwelling
South:	R-3	Residential Single Family - 3 District	Single family dwelling
East:	R-3	Residential Single Family - 3 District	Single family dwelling
West:	RS	Low Density Residential District (Davidson County)	Single family swelling

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Shadow Valley Road	Collector Street	450 ft.
	Carolynndon Drive	Local Street	215 Ft.
Vehicular Access:	Driveway access will be provided from Shadow Valley 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 property within close proximity to existing service areas do not warrant individual department comment.

Details of Proposal

The applicant, Mr. Lee Bunemann, is requesting annexation to have access to City utilities to facilitate development of a single family dwelling. A Resolutions of Approval for this annexation request was approved by the Davidson County Commissioners. Mr. Bunemann owns an existing residence, within the City of High Point's corporate limits, at the northeast corner of Shadow Valley Road and Carolynndon Drive. He has purchased the two abutting parcels, an undeveloped 2.3-acre parcel to the north and an undeveloped 0.3-acre parcel to the southeast, that are the subject of this annexation petition. A single family dwelling is proposed to be constructed on the larger 2.3-acre parcel and the smaller 0.3-acre parcel is proposed to be added to his existing corner lot.

This annexation petition represents a logical progression of the City's annexation policy for this area as the two parcels abuts the City's corporate limits and City services are already present in this area. Adjacent properties within the city limits, to the north along Shadow Valley Road and to the east along Carolynndon Drive, were annexed in the 1960s and 1970s. The annexation of these parcels will not negatively impact the City's ability to provide services in this area.

Report Preparation

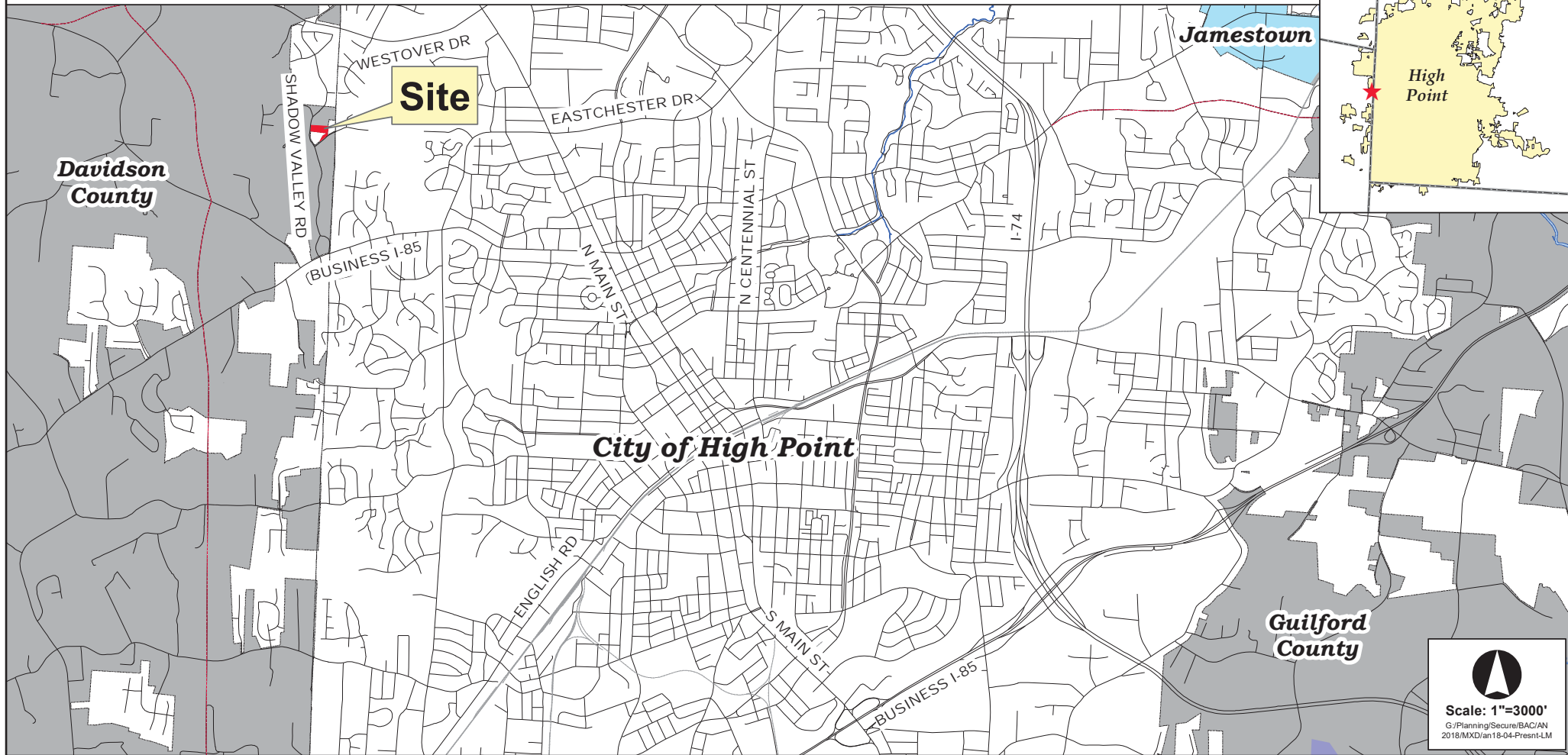
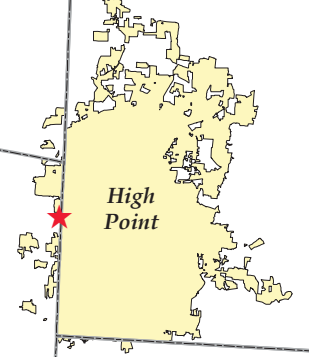
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION REQUEST: AN-18-04

Applicant: Lee Bunemann

Vicinity Map



**Davidson
County**

Jamestown

**High
Point**

City of High Point

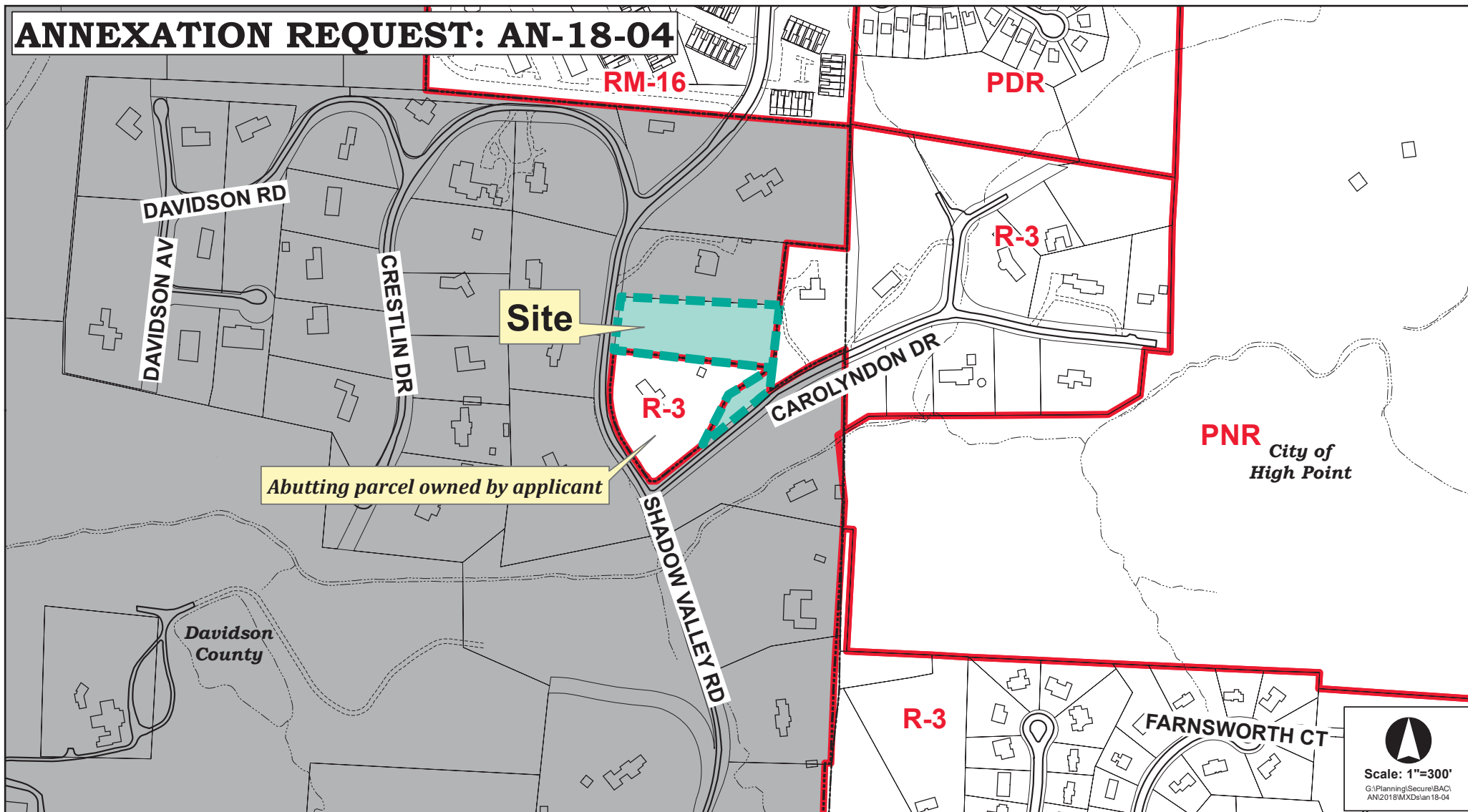
**Guilford
County**



Scale: 1"=3000'

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ANNEXATION REQUEST: AN-18-04



Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / 18-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 5th day of November, 2018; 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 5, 2018**.

ANNEXATION DESCRIPTION

Lee M. Bunemann and Jane E. and Lee M. Bunemann
Annexation Case 18-04 (AN-18-04)

ANNEXATION AREA “A” (2.281 acre parcel)

Commencing at an ½” EIP at the intersection of Carolyndon Drive and Shadow Valley Road; Thence along the eastern right of way of Shadow Valley Road the following four (4) courses and distances to the point of beginning:

- 1) A curve to the left having a chord bearing of N33 deg 45 min 17 sec W, a chord distance of 95.45 feet and a radius of 416.94 feet to a ½” EIP; Thence

2) N 39 deg 33 min 40 sec W 62.59 feet to a $\frac{3}{4}$ " EIP; Thence
3) A curve to the right having a chord bearing of N 17 deg 00 min 46 sec W, a chord distance of 152.86 feet and a radius of 183.64 feet to a NIR; Thence
4) N 7 deg 8 min 46 sec E 158.02 feet to a 1 $\frac{1}{2}$ " EIP the Point and Place of Beginning
Thence, from said Beginning point continuing along the eastern right of way of Shadow Valley Road, N 6 deg 23 min 56 sec E 172.30 feet to a $\frac{1}{2}$ " EIP; Thence leaving said right of way with the southern property line of Joshua McCoy and Kevin M. Covell (Deed Book 2218 Page 1133), S 88 deg 47 min 2 sec E 507.40 feet to a $\frac{1}{2}$ " EIP, the southeast corner of the aforementioned Joshua McCoy and Kevin M. Covell in the western line of David T. & Karen H. Kiefer (Deed Book 2102 Page 1525 and Plat Book 8 page 73) Lot 3A, Thence continuing with the line of Lot 3A, S 6 deg 59 min 34" W 222.01 feet to a 1" EIP, the northeastern corner of Lee M. & Jane E. Bunemann (Deed Book 1686 Page 798) Lot 1 of Plat Book 8 Page 73; Thence continuing along the northern line of Bunemann, N 83 deg 9 min 39 sec W 503.04 feet to the point an place of beginning and **containing 2.281 Acres**

ANNEXATION AREA "B"

Commencing at an $\frac{1}{2}$ " EIP at the intersection of Carolyndon Drive and Shadow Valley Road; Thence along the northern right of way of Carolyndon Drive the following two (2) courses and distances to the point of beginning:

1) N 89 deg 59 min 56 sec E 25.24 feet to a $\frac{3}{4}$ " EIR, Thence
2) N 49 deg 43 min 20 sec E 168.97 feet to an NIR the Point and Place of Beginning
Thence, from said Beginning point, leaving the right of way of Carolyndon Drive, N 26 deg 35 min 58 sec E 198.87 feet to a $\frac{3}{4}$ " EIP; Thence N 58 deg 50 min 37 sec E 161.61 feet to a 1" EIP, the northeast corner of Lee M. & Jane E. Bunemann (Deed Book 1686 Page 798) Lot 1 of Plat Book 8 Page 73; Thence leaving Lot 1, S 7 deg 00 min 26 sec W 75.52 feet to a $\frac{3}{4}$ " EIP on the right of way of Carolyndon Drive; Thence along the right of way of Carolyndon Drive; a curve to the left having a chord bearing of S 50 deg 46 min 46 sec W, a chord distance of 117.39 feet and a radius of 1661.95 feet; Thence S 48 deg 34 min 9 sec W 169.64 feet to the point of beginning and **containing 0.354 Acres** and also known as Tract A, Section 'C' of Emerywood Estates of Plat Book 11 Page 53.

SECTION 2. Upon and after **November 5, 2018** 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 Davidson 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 **5th** day of **November, 2018**.
Lisa B. Vierling, City Clerk