

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation 18-08
(Motsinger Family Trust)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 18, 2019

Public Hearing: Yes

Advertising Date: February 8, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by the Motsinger Family Trust to consider a voluntary contiguous annexation of an approximate 47-acre parcel lying along the east side of Kendale Road, approximately 2,000 feet north of Skeet Club Road, opposite Sawyers Lane (4402 Kendale Road).

BACKGROUND:

The staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 18-08.

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

**STAFF REPORT
ANNEXATION 18-08
February 18, 2019**

Request	
Applicant: Motsinger Family Trust	Owners: Scott Motsinger, Tammy Motsinger and Jay Stephen Motsinger as trustee of Motsinger Family Trust under Will of Wesley Motsinger
Proposal: Voluntary contiguous annexation	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 18-24

Site Information	
Location:	The site is lying along the east side of Kendale Road, approximately 2,000 feet north of Skeet Club Road, opposite Sawyers Lane.
Tax Parcel Number:	Guilford County Tax Parcel 0171235
Site Acreage:	Approximately 47 acres
Current Land Use:	Single family detached dwelling with accessory farm/agricultural use.
Current Fire District:	The site is within the Deep River Fire District and currently served by the City of High Point Fire Department.
Proposed Development:	Single family subdivision
Proposed Unit Type, Number and Average Value:	The applicant stated that approximately 135 to 150 single family homes are proposed to be developed, with a total development cost of approximately 35 million dollars.
Proposed Build-out Schedule:	Approximately two years
Physical Characteristics:	The site consists of open pasture lands with farm structures on a moderately sloping terrain. An intermittent stream, running in a north to south directions, bisects the northwestern portion of the property.
Water and Sewer Proximity:	An 8-inch City water line lies adjacent to the site along Kendale Road and to the north within Oakton Drive. An 8-inch City sewer line lies to the west within Sawyers Lane, to the north within Oakton Drive and to the east adjacent to a stream corridor.
General Drainage and Watershed:	The eastern portion of the site drains in an easterly direction and the western portion of the site drains in a westerly direction. Development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered storm water treatment 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:	Oak Hollow Lake Watershed Criterial Area – Tier 2 Oak Hollow Lake Watershed Criterial Area – Tier 3 Airport Overlay District – Zone 3
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Adjacent Property Zoning and Current Land Use			
North:	CU R-3	Conditional Use Single Family Residential – 3 District	Single family detached dwellings
	AG	Agricultural District (<i>Guilford County</i>)	
South:	AG	Agricultural District (<i>Guilford County</i>)	Single family detached dwelling
East:	PNR	Parks and Natural Resources District	Undeveloped lands within a stream corridor
	PDM	Planned Development Mixed District	
West:	CZ R-5	Conditional Zoning Residential Single Family – 5 District	Single family detached dwellings
	AG	Agricultural District (<i>Guilford County</i>)	

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Kendale Road	Minor Thoroughfare	2,200 ft
	Oakton Drive	Local Street	50 ft.
Vehicular Access:	Kendale Road and an extension of Oakton Drive.		

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 close 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 construction of a single family subdivision. The requested annexation site is within the northern part of the City's Planning Area and abuts the corporate limits along its northern, eastern and western property boundary. This portion of the City's Planning Area has experienced steady growth from the approval of numerous annexations, totaling more than 1,248 acres, since the 1990s. City services have been established in this area and City vehicles currently provide services to multiple residential developments along Kendale Road, Johnson Street and Sandy Ridge Road.

This annexation petition represents a logical progression of the City's annexation policy for this area as the proposed annexation site abuts other lands in the corporate limits, and City services and service vehicles 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

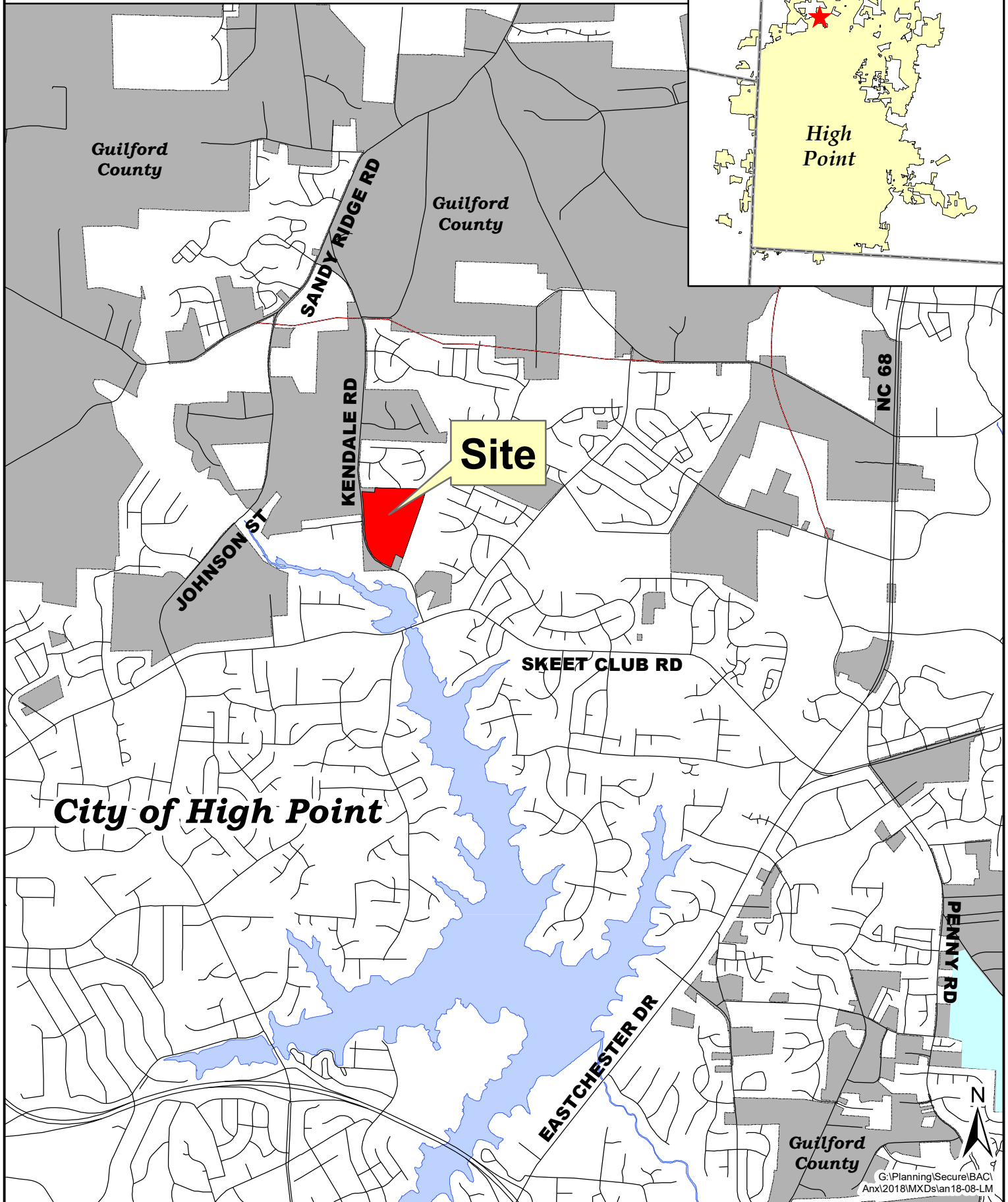
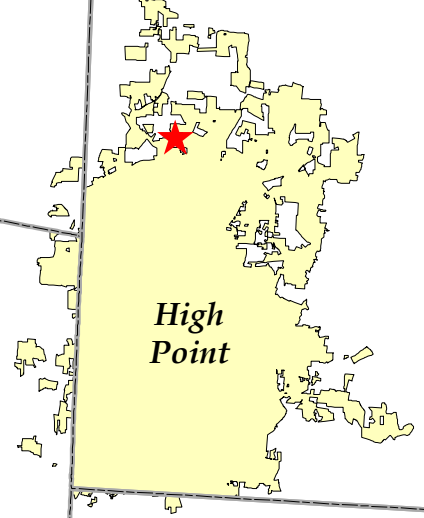
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ANNEXATION CASE: AN-18-08

Applicant: Motsinger Family Trust

Vicinity Map



PNR



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 18th day of February, 2019; 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 February 18, 2019.

ANNEXATION DESCRIPTION

Motsinger Family Trust - Annexation Case 18-08 (AN-18-08)

Beginning at the SE corner of McMahan (DB 2062 PG 590), said point having NC Grid Coordinates of N 837923.53, E 1703275.13, running thence with the eastern line of McMahan N 08 deg 41 min 24 sec W 99.72' to a point in the southern line of Lot 7 of Plat Book 135 Page 127, running thence with the southern line of said plat and the southern line of Plat Book 137 Page 138 S 88 deg 21 min 43 sec E 886.24' to the SW corner of Lot 70 of said plat, thence continuing with

the southern line of Plat Book 137 Page 138 S 88 deg 21 min 43 sec E 196.60' and S 88 deg 22 min 59 sec E 183.31' to the NW corner of Common Area as shown in Plat Book 185 Pages 86-87, running thence with the western line thereof S 16 deg 35 min 30 sec W 311.49' to a point, the NW corner of the City of High Point as described in DB 2419 PG 385, running thence with their western line S 17 deg 37 min 15 sec W 1726.70' to a point, the SE corner of Lot 1, Plat Book 76 Page 85, running thence with the eastern, northern, and western lines of said lot N 16 deg 19 min 27 sec E 292.35', N 67 deg 53 min 14 sec W 209.78' to a point, and S 16 deg 00 min 29 sec W 301.31' to a point in the R/W of Kendale Road, SR 1834, running thence with said R/W N 66 deg 01 min 33 sec W 71.47', on a curve to the right having a radius of 2480.54' a chord bearing and distance of N 63 deg 44 min 21 sec W 197.95', on a curve to the right having a radius of 1125.70' a chord bearing and distance of N 58 deg 25 min 56 sec W 118.62', on a curve to the right having a radius of 608.84' a chord bearing and distance of N 40 deg 39 min 11 sec W 310.21', N 25 deg 53 min 38 sec W 52.22', on a curve to the right having a radius of 1013.28' a chord bearing and distance of N 16 deg 19 min 54 sec W 336.66', on a curve to the right having a radius of 2456.40' a chord bearing and distance of N 04 deg 58 min 58 sec W 153.16', N 03 deg 11 min 46 sec W 564.77', and on a curve to the left having a radius of 3462.49' a chord bearing and distance of N 05 deg 51 min 15 sec W 321.15' to the SW corner of the afore referenced McMahan, running thence with the southern line of McMahan S 88 deg 24 min 56 sec E 297.48' to the point and place of beginning, containing 47.069 acres, more or less.

Guilford County Tax Parcel 0171235

SECTION 2. Upon and after **February 18, 2019** 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 **18th** day of **February, 2019**.
Lisa B. Vierling, City Clerk