

# Town of Blowing Rock

## Request for Council Action

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FROM: Kevin Rothrock, Planning Director  
SUBJECT: Woodstock Capital Annexation  
TO: Town Council  
DATE: 4-4-17  
REQUESTED BY: Richard Cammerer

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Public Hearing No  
Properly Advertised Not required

### BACKGROUND:

This is an application for annexation of two properties at 194 Heather Ridge Lane for the purpose of connecting to town sewer. If initial step approved by Town Council, a public hearing will be scheduled for May 9, 2017.

### STATEMENT OF PLAN CONSISTENCY:

It is the opinion of staff that the proposed action is consistent with the 2014 Blowing Rock Comprehensive Plan Update.

### ATTACHMENTS:

1. Staff report
2. Map
3. Survey
4. Resolution No. 2017-04
5. Resolution No. 2017-05

### STAFF RECOMMENDATIONS:

Town Council *approve* the attached resolutions and set date for public hearing for May 9, 2017

### COUNCIL ACTION:

## MEMORANDUM

TO: Mayor J.B. Lawrence and Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: Woodstock Capital, LLC Annexation (194 Heather Ridge Lane)

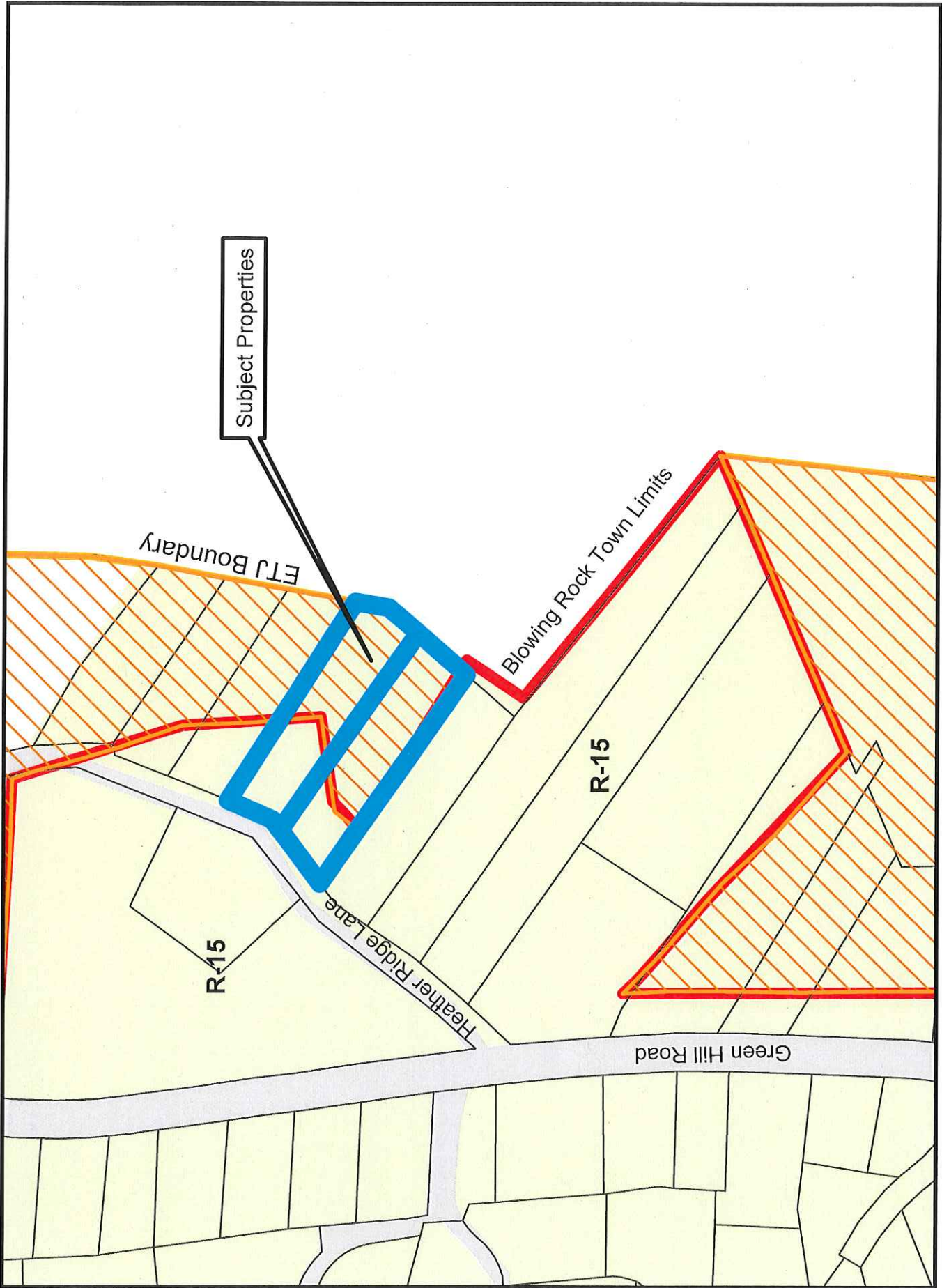
DATE: March 30, 2017

Mr. Richard Cammerer, General Partner of Woodstock Capital, LLC has filed a petition for annexation along with applicable fees and is requesting annexation of a single family lot at 194 Heather Ridge Lane, Lot #7 and the adjoining, unimproved Lot #6. Woodstock Capital, LLC has purchased the properties and is demolishing the existing house and plans to erect a new single family dwelling on both properties. The property at 194 Heather Ridge Lane is currently on a septic system and Woodstock Capital would like to connect to the Town's sewer system. A manhole is located on nearby Heather Ridge Lane making a sewer tap and connection possible with a pressure sewer system. The petitioners are responsible for the cost of extending the sewer line to their property.

The improved property is currently served by public water. It is the Town's policy to require owners of properties that desire public water or sewer to first be annexed into the Town limits. The front half of the subject property is within the Town limits and the rear half is in the ETJ and is zoned R-15. Consistent with Town policy, all of the subject property must be located within the corporate limits to be eligible for Town utility service.

Enclosed you will find a map, survey, and two resolutions to initiate the annexation process. If approved, a public hearing will be set for the May 9, 2017 Town Council meeting to consider annexation of the subject property.

Woodstock Capital Annexation - 194 Heather Ridge Lane

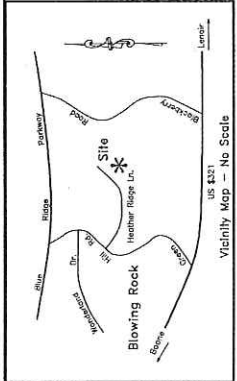


This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

Hilari H. Hubner, Town Clerk



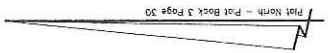




**Certificate Of Approval**  
 The proposed recombination of property depicted herein is in conformance with the requirements of the Land Use Ordinance of the Town Of Blowing Rock and is hereby approved.

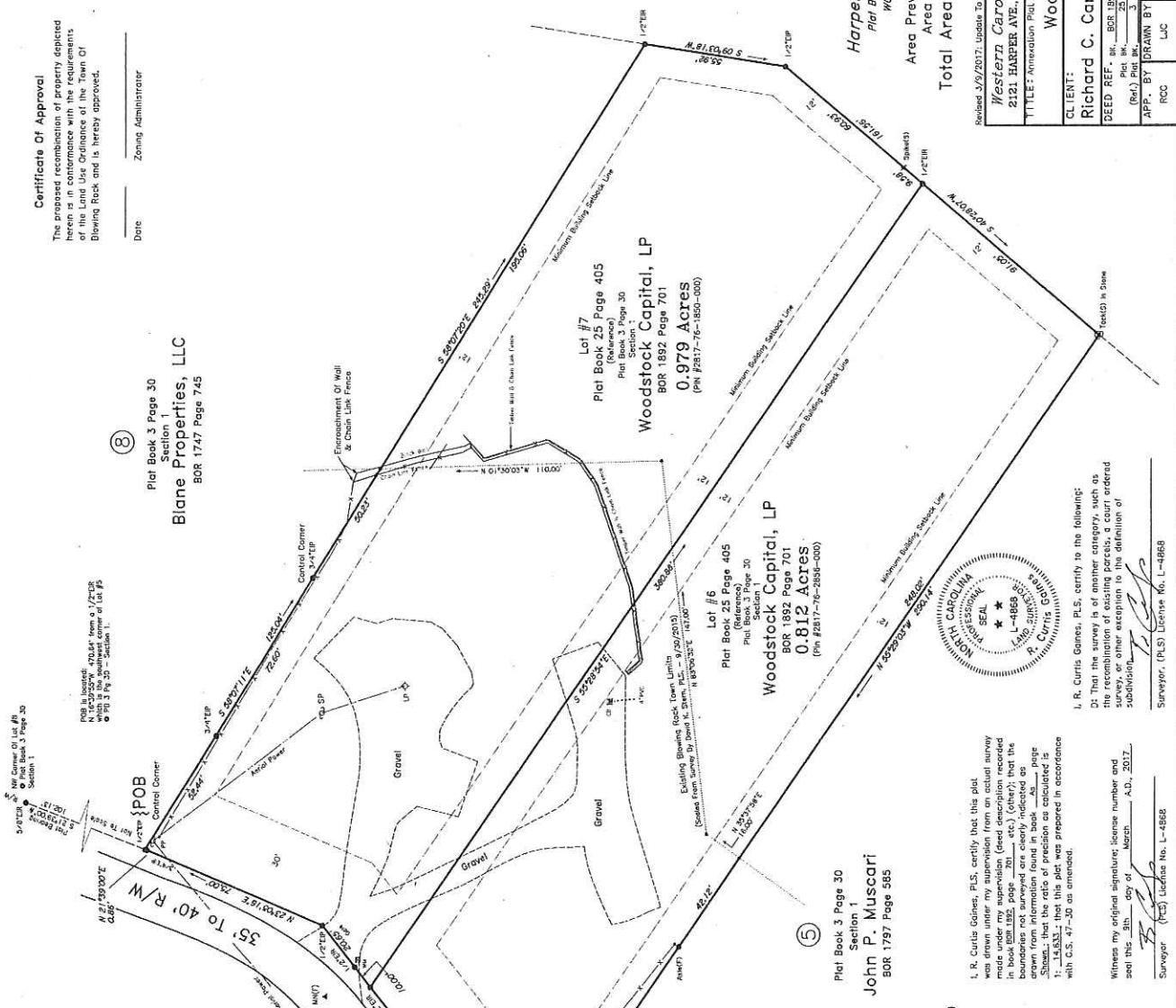
Date: \_\_\_\_\_  
 Zoning Administrator

Plat Book 3 Page 30  
 Station 1  
**Blaine Properties, LLC**  
 BOR 1747 Page 745



**REVIEW OFFICER'S CERTIFICATE**  
 STATE OF NORTH CAROLINA  
 COUNTY OF \_\_\_\_\_  
 REVIEW OFFICER OF \_\_\_\_\_  
 WIDOWS \_\_\_\_\_ COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER  
 DATE \_\_\_\_\_



**Harper Heirs, et al**  
 Plat Book 21 Page 180  
 WCS Job #1707

Area Previously Annexed = 0.865 Acres  
 Area To Be Annexed = 0.926 Acres  
**Total Area To Be Annexed = 1.791 Acres**

Revised 2/3/2017; Update To Annexation Plat.

**Western Carolina Surveyors, P.A.**  
 2121 HARPER AVE., S.W. LENOR, N.C.  
 (License No. C-0339)  
 TEL: (828) 758-5858

TITLE: Annexation Plat Of The Property Of:

**Woodstock Capital, LP**

CLIENT:	TOWNSHIP	COUNTY	STATE
Richard C. Cammerer	Blowing Rock	Watauga	NC
DEED REF. #	PLAT NO.	TAX MAP NUMBER:	LAYERS
2817-76-1850-000	201	2817-76-1850-000	34
APP. BY	DATE	SCALE:	BY
BY DRAWN	2/3/2017	1" = 30'	BY: RRS-NEW
RCC	LAC	Job No. 8394-16	Per Data Coll. 1 OF 1



I, R. Curtis Gaines, PLS, certify to the following:  
 1) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.  
 Surveyor: (PLS) License No. L-4868

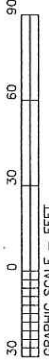
I, R. Curtis Gaines, PLS, certify that this plat was drawn under my supervision from an actual survey with the following exceptions (if any):  
 1) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.  
 2) That the plat was prepared in accordance with G.S. 47-38 as amended.

Witness my official signature, license number and seal this 3rd day of March, A.D., 2017.  
 Surveyor: (PLS) License No. L-4868

Plat Book 3 Page 30  
 Section 1  
**John P. Muscari**  
 BOR 1797 Page 585

**Flood Information**

According To FRM Map Panel # 27102817005  
 Within A 100 Year Flood Hazard Boundary.  
 Effective Date: 12/3/2009.



**Legend**

- Existing Iron Pipe
- New Iron Pipe
- P.X. Nail
- Concrete Monument
- New Iron Rod
- Paint
- RRS
- Railroad Spike
- Fence Monument
- TBM
- Found Nail
- Set

- Notes:
- 1) Property is located in Bl. 18, in the Town of Blowing Rock.
  - 2) Property is not located within a VSW, watered area.
  - 3) There is no horizontal control located 2,000.00'.
  - 4) Elevation to BENCHMARK is 133.153 Pg. 582.
  - 5) Elevation to an easement expressed or implied is Pg. 3 Pg. 30 - Section 1.
  - 6) Minimum building setbacks: Front = 50' from street / R/W; side & rear = 12' (Town of Blowing Rock - Ord. 2009).

**RESOLUTION NO. 2017-04**

**RESOLUTION DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on March 16, 2017 by the Town of Blowing Rock; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation procedures take place; and

WHEREAS, the Town Council of the Town of Blowing Rock deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Blowing Rock, North Carolina, that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of the investigation.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J.B. Lawrence, Mayor

ATTEST: \_\_\_\_\_  
Hilari H. Hubner, Town Clerk

**RESOLUTION NO. 2017-05****RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF  
ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received;  
and

WHEREAS, the Town Council of the Town of Blowing Rock has by resolution directed the  
Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been  
made; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Blowing  
Rock, North Carolina, that:

Section 1. A public hearing on the question of annexation of the area described herein  
will be held at the Blowing Rock Town Hall Council Chambers at 1036 Main Street at  
6:00 P.M. on May 9, 2017.

Section 2. The area proposed for annexation is described as follows:

This is a description of an annexation survey for Richard C. Cammerer, being that  
property belonging to Woodstock Capital, LP, a deed of which is recorded at Book of  
Records 1892 at Page 701 and being shown at Plat Book 25 at Page 405, both being  
recorded in the Watauga County Register of Deeds, being in Blowing Rock Township,  
Watauga County, North Carolina and being more particularly described as follows:

BEGINNING at an existing 1/2 inch iron pipe in the eastern right of way of Heather  
Ridge Lane, said BEGINNING POINT being located North 16 degrees 39 minutes 55  
seconds West 470.64 feet from an existing 1/2 inch iron rod being the southwest corner  
of Lot #5 as shown at Plat Book 3 at Page 30 (Section 1), and said BEGINNING POINT  
also being located South 21 degrees 39 minutes 00 seconds West 102.13 feet from an  
existing 5/8 inch iron rod being the northwest corner of Lot #8 as shown at Plat Book 3 at  
Page 30 (Section 1), and said BEGINNING POINT being a corner with that property  
belonging to Blane Properties, LLC, a deed of which is recorded at Book of Records  
1747 at Page 745 and being Lot #8 as shown at Plat Book 3 at Page 30 (Section 1), all  
being recorded in the Watauga County Register of Deeds; thence from the POINT OF  
BEGINNING and with the Blane Properties, LLC property South 58 degrees 07 minutes  
11 seconds East 52.44 feet to an existing 3/4 inch iron pipe, and continuing along the  
same bearing 72.60 feet, for a total distance along this bearing of 125.04 feet, to an  
existing 3/4 inch pipe; thence still with the Blane Properties, LLC property South 58  
degrees 07 minutes 20 seconds East 50.23 feet to a point, and continuing along the same  
bearing 195.06 feet, for a total distance along this bearing of 245.29 feet, to an existing



1/2 inch iron rod, a corner with the Blane Properties, LLC property and that property belonging to the Harper Heirs, et al., a plat of which is recorded at Plat Book 21 at Page 180; thence with the Harper Heirs, et al. property for the following two calls: South 09 degrees 03 minutes 18 seconds West 55.92 feet to an existing 1/2 inch iron pipe; South 40 degrees 28 minutes 07 seconds West 60.93 feet to a spike, continuing along the same bearing 9.58 feet to an existing 1/2 inch iron rod, and still continuing along the same bearing 91.05 feet, for a total distance along this bearing of 161.56 feet, to a tack in a stone, a corner with the Harper Heirs, et al. property and that property belonging to John P. Muscari, a deed of which is recorded at Book of Records 1797 at Page 585 and being Lot #5 as shown at Plat Book 3 at Page 30 (Section 1); thence with the John P. Muscari property for the following two calls: North 55 degrees 29 minutes 03 seconds West 248.02 feet to a point, and continuing along the same bearing 42.12 feet, for a total distance along this bearing of 290.14 feet, to an existing axle; North 55 degrees 19 minutes 20 seconds West 109.88 feet to an existing 5/8 inch iron rod in the eastern right of way of Heather Ridge Lane; thence with the eastern right of way of Heather Ridge Lane for the following three calls: North 52 degrees 05 minutes 50 seconds East 94.68 feet to an existing 1/2 inch iron rod, continuing along the same bearing 10.00 feet to an existing 1/2 inch iron rod, and still continuing along the same bearing 20.65 feet, for a total distance along this bearing of 125.33 feet, to an existing 1/2 inch iron pipe; North 23 degrees 05 minutes 16 seconds East 75.00 feet to an existing 3/4 inch iron pipe; North 21 degrees 39 minutes 00 seconds East 0.86 feet to the POINT OF BEGINNING containing 1.791 acres by coordinates.

Section 3. Notice of the public hearing shall be published in The Blowing Rocket, a newspaper having general circulation in the Town of Blowing Rock, at least 10 days prior to the date of the public hearing.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J.B. Lawrence, Mayor

ATTEST: \_\_\_\_\_  
Hilari H. Hubner, Town Clerk