

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category: ☐ Public ☐ Council ☐ Manager ☒ Staff

Requested Council Meeting Date: November 1, 2022

Name of Group(s) or Individual(s) Making Request: City of Salisbury, Engineering Department

Name of Presenter(s): Wendy Brindle, City Engineer

Requested Agenda Item: Voluntary Annexation – Hawkinstown Road

## Description of Requested Agenda Item:

A public hearing concerning the voluntary annexation for 32.61 acres, located on Hawkinstown Road, and identified as Tax Map 324 Parcel 060, was scheduled for November 1. The hearing has been properly advertised, and staff finds the request to meet the standards of NCGS 160A-31. Therefore, after the public hearing, City Council will consider adopting an Ordinance for the annexation of 32.61 acres on Hawkinstown Road, identified as parcel 324 060 effective November 1<sup>st</sup>, 2022.

Attachments: ☒ Yes ☐ No

**Fiscal Note:** *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

The current tax value of the property is \$280,323. The current development plan is for a single family home development. The value of those improvements are \$39,753,600. with future expected annual tax revenue of \$288,084. The City will incur additional costs for police and fire protection, which is indeterminable.

**Action Requested of Council for Agenda Item:** *(Please note if item includes an ordinance, resolution or petition)*

City Council to hold a public hearing and consider adoption of an Ordinance to annex 32.61 acres located on Hawkinstown Road and identified on Tax Map 324 as Parcel 060, per NCGS 160A-31 effective November 1<sup>st</sup>, 2022.

## Contact Information for Group or Individual:

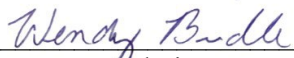
Wendy Brindle, City Engineer 704-638-5201/wbrin@salisburync.gov

☐ **Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ **Regular Agenda** (item to be discussed and possibly voted on by Council)

## FINANCE DEPARTMENT INFORMATION:

  
Finance Director Signature

  
Department Head Signature

  
Budget Manager Signature

**\*\*\*All agenda items must be submitted at least 7 days before the requested Council meeting date\*\*\***

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**For Use in Clerk’s Office Only**

☐ **Approved**

☐ **Declined**

**Reason:**

**“AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 32.61 ACRES LOCATED ON HAWKINSTOWN ROAD, TAX MAP 324 PARCEL 060**

WHEREAS, the City Council of Salisbury has been petitioned under G.S. 160A-31 to annex the area described herein, and the City Clerk has certified the sufficiency of said petition; and

WHEREAS, a public hearing on the question of this annexation was held by City Council on November 1<sup>st</sup>, 2022 at 6:00 p.m. after due notice by publication on October 20<sup>th</sup>, 2022 in the Salisbury Post; and

WHEREAS, the City Council of Salisbury does find as a fact that said petition meets the requirements of G.S. 160A-31; and

WHEREAS, the City Council of Salisbury further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City Council of Salisbury further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Salisbury and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Salisbury, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory, and also shown on the attached annexation plat, is hereby annexed and made part of the City of Salisbury as of the 1st day of November 2022. The survey plat that describes the annexed territory is that certain survey plat entitled Proposed Annexation (Contiguous) into the City of Salisbury, NC located on Hawkinstown Road, dated September 19<sup>th</sup>, 2022, and recorded in Book of Maps \_\_\_\_\_ Page \_\_\_\_\_, Rowan County Register of Deeds:

**BEGINNING** AT A 3/4” IRON PIPE SET AT THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF HAWKINSTOWN ROAD (SR 1912) LOCATED N86° 58' 41"W A DISTANCE OF 405.25' FROM A 5/8” REBAR WITH STATE PLANE COORDINATES (NAD83 / NSRS2011 / SPC) NORTHING = 711.721.56' & EASTING = 1,566,254.87, SAID POINT BEING AN IRON PIPE SET AT THE NORTH-EASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN PLAT BOOK 9995 PAGE 244 (PARCEL ID 3240600000002) AND RUNNING THE FOLLOWING CALLS, BEING PART OF THE WESTERN PROPERTY LINE OF LOT 2 AS RECORDED IN PLAT BOOK 9995 PAGE 244 (PARCEL ID 3240600000002): S02° 13' 35"W A DISTANCE OF 386.10' TO A 3/4” IRON PIPE SET, THENCE S09° 48' 38"E A DISTANCE OF 277.34' TO A 3/4” IRON PIPE SET, THENCE S19° 18' 00"E A DISTANCE OF 387.66' TO A 3/4” IRON PIPE SET, THENCE S01° 29' 35"W A DISTANCE OF 194.26' TO A 3/4” IRON PIPE SET AT THE SOUTH-EASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN PLAT BOOK 9995 PAGE 244 (PARCEL ID 3240600000002). THENCE WITH THE PROPERTY LINE OF LOT 3 AS RECORDED IN PLAT BOOK 9995 PAGE 244 (PARCEL ID 3242820000002): N89° 40' 18"W A DISTANCE OF 614.45' TO A COMPUTED POINT. THENCE LEAVING THE NORTHERN PROPERTY LINE OF LOT 3 AND BEING THE BEGINNING OF THE BOUNDARY LINE SEPARATING LOT 1 INTO PARCEL ID 3240600000001 & PARCEL ID 3240600000002, N07° 34' 46"W A DISTANCE OF 53.91' TO A COMPUTED POINT, THENCE N06° 21' 05"W A DISTANCE OF 269.95' TO A COMPUTED POINT, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,275.00' WITH A CHORD RUNNING N86° 48' 44"E A DISTANCE OF 9.36' TO A COMPUTED POINT, THENCE N03° 24' 54"W A DISTANCE OF 50.00' TO A

COMPUTED POINT, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,225.00' WITH A CHORD RUNNING S87° 50' 13"W A DISTANCE OF 53.53' TO A COMPUTED POINT, THENCE S89° 05' 20"W A DISTANCE OF 39.09' TO A COMPUTED POINT, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' WITH A CHORD RUNNING N45° 59' 28"W A DISTANCE OF 35.31' TO A COMPUTED POINT, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 4,025.00' WITH A CHORD RUNNING N02° 00' 35"W A DISTANCE OF 131.87' TO A COMPUTED POINT, THENCE S87° 03' 05"W A DISTANCE OF 50.00' TO A COMPUTED POINT, THENCE S89° 05' 20"W A DISTANCE OF 301.56' TO A COMPUTED POINT, THENCE S89° 18' 49"W A DISTANCE OF 4.67' TO A COMPUTED POINT, THENCE N86° 39' 51"W A DISTANCE OF 78.81' TO A COMPUTED POINT, THENCE N76° 57' 45"W A DISTANCE OF 122.41' TO A 3/4" IRON PIPE SET AT AN EASTERN PROPERTY CORNER OF LOT 78 AS RECORDED IN PLAT BOOK 9995 PAGE 5414 (PARCEL ID: 324H010), THENCE ALONG THE WESTERN PROPERTY OF LOT 1 (PARCEL ID 3240600000002) N22° 14' 24"E A DISTANCE OF 98.87' TO A 5/8" REBAR AT A COMMON PROPERTY CORNER OF LOTS 76 (PARCEL ID: 324H008) AND 77 (PARCEL ID: 324H009) AS RECORDED IN PLAT BOOK 9995 PAGE 6414, THENCE N22° 14' 24"E A DISTANCE OF 51.09' TO A 5/8" REBAR, THENCE N21° 11' 05"E A DISTANCE OF 23.39' TO A 5/8" REBAR AT A COMMON PROPERTY CORNER OF LOTS 76 (PARCEL ID: 324H008) AND 75 (PARCEL ID: 324H007) AS RECORDED IN PLAT BOOK 9995 PAGE 6414. THENCE N16° 46' 27"E A DISTANCE OF 74.33' TO A 3/4" IRON PIPE SET AT A COMMON PROPERTY CORNER OF LOTS 74 (PARCEL ID: 324H006) AND 75 (PARCEL ID: 324H007), THENCE N10° 03' 50"E A DISTANCE OF 74.33' TO A 5/8" REBAR AT A COMMON PROPERTY CORNER FOR LOTS 73 (PARCEL ID: 324H005) AND 74 (PARCEL ID: 324H006) AS RECORDED IN PLAT BOOK 9995 PAGE 6414, THENCE N04° 04' 48"E A DISTANCE OF 70.18' TO A 5/8" REBAR AT A COMMON PROPERTY CORNER FOR LOTS 72 (PARCEL ID: 324H004) AND 73 (PARCEL ID: 324H005) AS RECORDED IN PLAT BOOK 9995 PAGE 6414, THENCE N02° 59' 10"E A DISTANCE OF 65.00' TO A 5/8" REBAR AT A COMMON PROPERTY CORNER FOR LOTS 71 (PARCEL ID: 324H003) AND 72 (PARCEL ID: 324H004) AS RECORDED IN PLAT BOOK 9995 PAGE 6414, THENCE N02° 59' 10"E A DISTANCE OF 84.56' TO A 5/8" REBAR AT THE NORTH-EAST CORNER OF LOT 71 (PARCEL ID: 324H003) AT THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF TROON DRIVE AS RECORDED IN PLAT BOOK 9995 PAGE 6414, THENCE ALONG TROON DRIVE, N87° 48' 00"E A DISTANCE OF 20.38' TO A 5/8" REBAR, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00' WITH A CHORD RUNNING N89° 54' 35"E A DISTANCE OF 71.78' TO A 5/8" REBAR, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' WITH A CHORD RUNNING S42° 30' 43"E A DISTANCE OF 35.64' TO A 5/8" REBAR, THENCE S87° 11' 20"E A DISTANCE OF 50.00' TO A 5/8" REBAR, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' WITH A CHORD RUNNING N47° 57' 24"E A DISTANCE OF 35.36' TO A 5/8" REBAR, THENCE S87° 02' 36"E A DISTANCE OF 20.33' TO A 3/4" IRON PIPE SET, THENCE N02° 57' 24"E A DISTANCE OF 49.97' TO A 3/4" IRON PIPE SET, THENCE S87° 02' 16"E A DISTANCE OF 7.30' TO A 5/8" REBAR AT THE SOUTHEASTERN CORNER OF PARCEL ID: 324H041 AS RECORDED IN DEED BOOK 1323 PAGE 570, THENCE N02° 57' 44"E A DISTANCE OF 100.00' TO A 5/8" REBAR, THENCE N86° 50' 22"W A DISTANCE OF 6.45' TO A 3/4" IRON PIPE SET AT A COMMON PROPERTY CORNER OF PARCEL ID: 324H041 AS RECORDED IN DEED BOOK 1323 PAGE 570 AND PARCEL ID: 324H001 AS RECORDED IN PLAT BOOK 9995 PAGE 6414, THENCE N03° 27' 02"E A DISTANCE OF 40.00' TO A 3/4" IRON PIPE SET AT THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF HAWKINSTOWN ROAD (SR 1912), THENCE N03° 27' 02"E A DISTANCE OF 30.00' TO A COMPUTED POINT AT THE CENTERLINE OF HAWKINSTOWN ROAD, THENCE ALONG THE CENTERLINE S86° 58' 41"E A DISTANCE OF 830.39' TO A COMPUTED POINT, THENCE S02° 13' 35"W A DISTANCE OF 30.00' TO THE POINT AND PLACE OF **BEGINNING**, BEING 32.61 ACRES.

Section 2. Upon and after the 1st day of November 2022, 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 Salisbury and shall be entitled to the same privileges and benefits as other parts of the City of Salisbury. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the City of Salisbury shall cause to be recorded in the office of the Register of Deeds of Rowan 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 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1.”

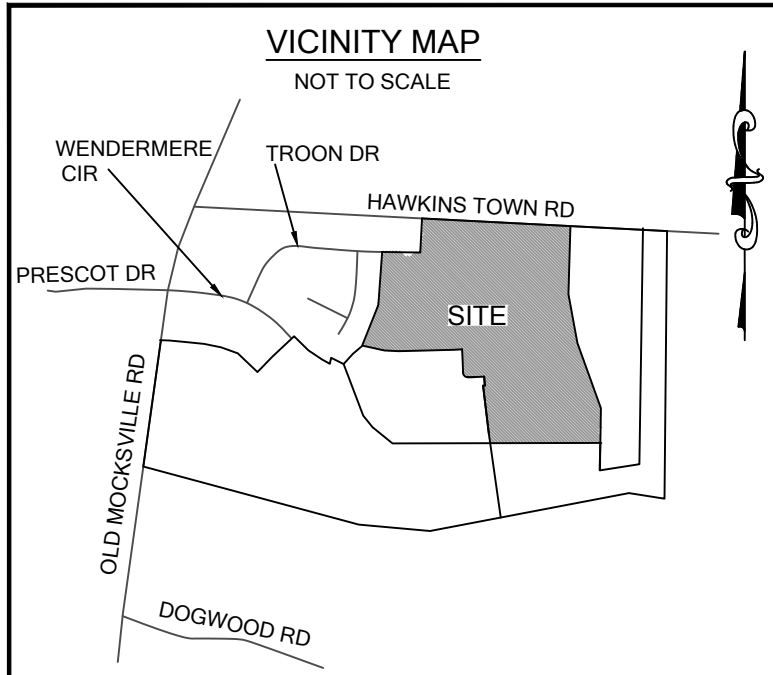
Adopted this 1st day of November, 2022.

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Karen K. Alexander, Mayor

ATTEST: \_\_\_\_\_  
Kelly Baker, MMC  
Administrative Services Director/City Clerk





CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.06'  
TYPE OF GPS FIELD PROCEDURE: VRS  
DATES OF SURVEY: DECEMBER 2020  
DATUM/EPOCH: NAD83/NSRS2011/SPC  
GEOID MODEL: 12B  
COMBINED GRID FACTOR(S): 0.999779006  
UNITS: US SURVEY FEET

#### LEGEND

	COMPUTED POINT
	5/8" REBAR FOUND UNLESS OTHERWISE NOTED
	3/4" IRON PIPE SET
	SANITARY SEWER MANHOLE
	UTILITY HAND HOLE
	TELEPHONE PEDESTAL
	GUY WIRE
	POWER POLE
	REBAR FOUND
	EXISTING IRON PIPE
	CONCRETE MONUMENT FOUND
	METAL ROD
	POWER POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	YARD INLET
	ELECTRIC STUB
	CATCH BASIN
	FLARED END SECTION
	CORRUGATED METAL PIPE
	TITLE COMMITMENT EXCEPTION
	REINFORCED CONCRETE PIPE
	CLEANOUT
	EDGE OF PAVEMENT
	POINT OF BEGINNING
	SITE TRIANGLE EASEMENT
	EXISTING CITY LIMITS
	NEW CITY LIMIT
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	AREA TO BE ANNEXED
	ZONE AE FLOODWAY

CERTIFICATE OF ANNEXATION  
AREA ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NC  
BY ORDINANCE NUMBER \_\_\_\_\_ ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_  
WITH AN EFFECTIVE DATE OF \_\_\_\_\_ I HEREBY CERTIFY  
THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF  
DEEDS IN ROWAN COUNTY.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF ROWAN  
REVIEW OFFICER OF ROWAN COUNTY CERTIFY  
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL  
STATUTORY REQUIREMENTS FOR RECORDING.

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

CLASS OF SURVEY: A

POSITIONAL ACCURACY: 0.06'

TYPE OF GPS FIELD PROCEDURE: VRS

DATES OF SURVEY: DECEMBER 2020

DATUM/EPOCH: NAD83/NSRS2011/SPC

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ELECTRIC STUB



Date: 8/30/22



**PETITION REQUESTING VOLUNTARY ANNEXATION**  
**FOR** Hawkinstown Rd (Parcel 324 0600000002)

We the undersigned owners of real property respectfully request that the area described on the attached documents be annexed into the City of Salisbury. By signing this petition, we understand that the following conditions are the responsibility of the petitioners. Failure to meet the conditions may delay or invalidate the request:

1. The petition must be signed by all owners of real property in the area described and shall contain the address of each property owner.
2. The petition must include a metes and bounds description of the area to be annexed and a preliminary annexation boundary survey prepared by a Registered Land Surveyor. Two original mylars of the final annexation boundary survey shall be completed after consultation with the City.
3. If the area is not contiguous to the primary City limits, the petition shall include documentation that:
  - a) The nearest point of the described area is not more than three miles from the primary City limits.
  - b) No point on the described boundary is closer to another municipality than to the City of Salisbury.
  - c) No subdivision, as defined in GS 160A-376, will be fragmented by the proposed annexation.
4. Upon the effective date of annexation and thereafter, the described citizens and property shall be subject to municipal taxes and to all debts, laws, ordinances and regulations in force in the City of Salisbury and shall be entitled to the same privileges and benefits as other citizens and property in the City of Salisbury.

Property Identification (tax number or street address)	Printed Name (and title if business entity)	Signature	Owner's Address
TM <u>324</u> PCL <u>0600000002</u>	HDP COUNTRY CLUB VILLAGE LLC		1316 Sherman Ave #215 Evanston, IL 60201-4361
TM _____ PCL _____	_____	_____	_____
TM _____ PCL _____	_____	_____	_____
TM _____ PCL _____	_____	_____	_____
TM _____ PCL _____	_____	_____	_____

(Attach additional petition forms if needed)

Form Revised 2-08

Contact Person Rachel Tomlin Telephone Number 860-480-1845

**For Office Use Only:**

Total number of parcels 1 Number Signed 100 % Signed 1 Date Returned 9/6/2022  
Contiguous per GS 160A-31 X or Non-contiguous "satellite" per GS 160A-58 \_\_\_\_\_ (check one)

**CITY OF SALISBURY**

P.O. BOX 479, SALISBURY, NORTH CAROLINA 28145-0479