

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: October 3, 2022

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

Name of Presenter(s): N/A

Requested Agenda Item: Sufficiency of Annexation Petition – Country Club Village (Hawkinstown Road)

Description of Requested Agenda Item:

The Engineering Department, on behalf of the City Clerk, has investigated the sufficiency of the petition received for the voluntary annexation of Tax Map 324 Parcel 060 located on Hawkinstown Road. The petition contains a description of the proposed contiguous annexation area, as well as the signature of the sole property owner. It is, therefore, sufficient in accordance with NCGS 160A-31.

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)*

Fiscal impact is unknown at this time. This will be included in the next step of the process.

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

City Council to receive the Certificate of Sufficiency and adopt a Resolution setting the date of the public hearing for November 1st, 2022 for the voluntary annexation of Country Club Village on Hawkinstown Rd, Tax Map 324 Parcel 060.

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 Manager Signature

Department Head Signature

Budget Manager Signature

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



For Use in Clerk’s Office Only

☐ **Approved**

☐ **Declined**

Reason:



**CERTIFICATE OF SUFFICIENCY
FOR
COUNTRY CLUB VILLAGE (HAWKINSTOWN ROAD)**

To the City Council of the City of Salisbury, North Carolina:

I, Kelly K. Baker, City Clerk, do hereby certify that I have investigated the petition for Country Club Village, off of Hawkinstown Road, Parcel 324 060, attached hereto and have found as a fact that said petitions are signed by all owners of real property lying in the area described therein, in accordance with G. S. 160A-31.

In witness thereof, I have hereto set my hand and affixed the Seal of the City of Salisbury, this 22nd day of September, 2022.



Kelly K. Baker
City Clerk

“RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF COUNTRY CLUB VILLAGE (HAWKINSTOWN ROAD), PARCEL 324 060 PURSUANT TO G.S. 160A-31.”

WHEREAS, petitions requesting the annexation of Parcel 324 060 at Country Club Village off of Hawkinstown Road, as described herein have been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petitions has been made;

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

Section 1. The regularly scheduled November 1st, 2022 City Council meeting will be held in a hybrid format. The public is invited to attend virtually. Anyone who wishes to speak during the hearing regarding the proposed annexation must sign-up by 5:00 p.m. on Tuesday, November 1st by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.

Section 2. The areas proposed for annexation are described as follows:

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

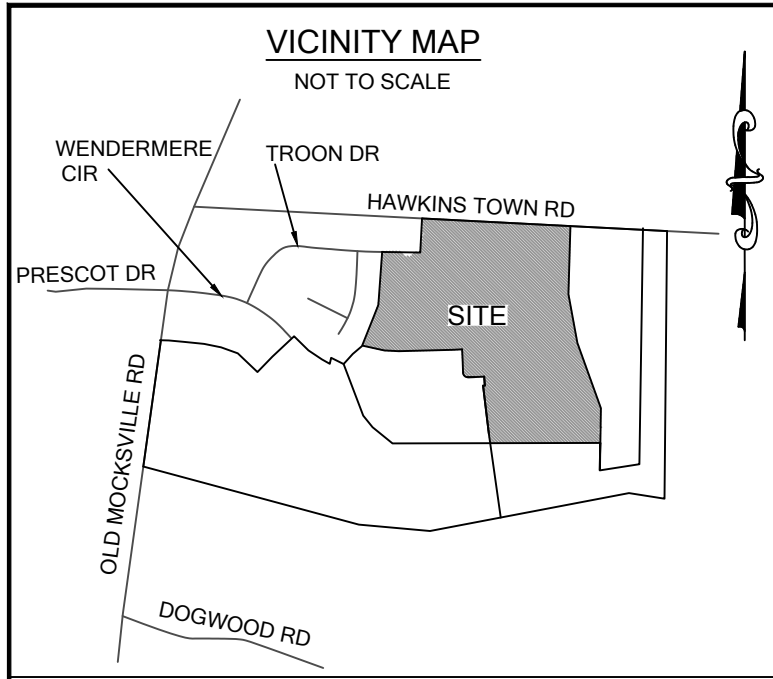
RECORDED IN PLAT BOOK 9995 PAGE 5414 (PARCEL ID: 324H010), THENCE ALONG THE WESTERN PROPERTY OF LOT 1 (PARCEL ID 3240600000002) N22° 14' 24"E A DISTANCE OF 98.87' TO A 5/8" REBAR AT A COMMON PROPERTY CORNER OF LOTS 76 (PARCEL ID: 324H008) AND 77 (PARCEL ID: 324H009) AS RECORDED IN PLAT BOOK 9995 PAGE 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 3. Notice of said public hearing shall be published in the SALISBURY POST at least (10) days prior to the date of said public hearing."

Karen K. Alexander
Mayor

ATTEST:

Kelly Baker, 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

GEOID MODEL: 12B

COMBINED GRID FACTOR(S): 0.999779006

UNITS: US SURVEY FEET

LEGEND

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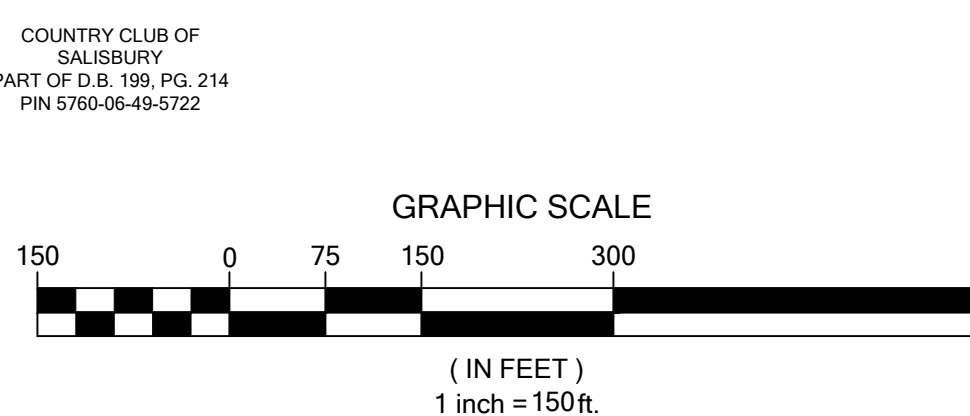
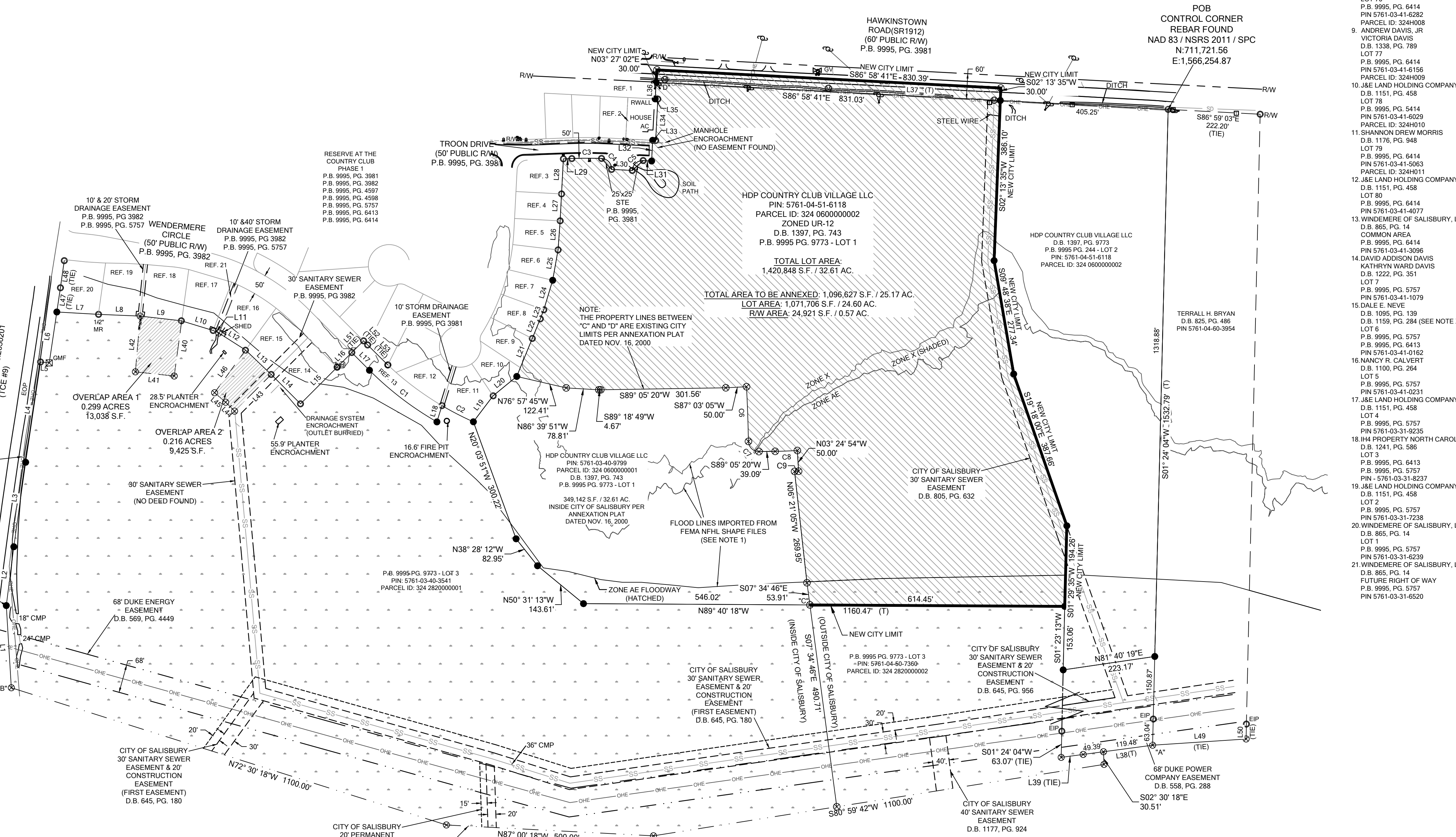
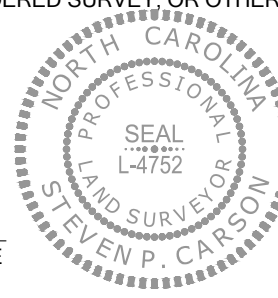
CONTROL CORNER
IPS
NAD 83 / NSRS 2011 / SPC
N:710,525.77
E:1,563,453.27

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR
RECORDATION, CONVEYANCE OR SALES UNLESS
SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DISCRIPTION RECORDED IN DEED BOOK 1397, PG. 743); THAT THE BOUNDARIES NOT
SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS
SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT
THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS
MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF
SEPTEMBER, A.D., 2022.

I FURTHER CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

STEVEN P. CARSON, PLS
NC LICENSE NO. L-4752
DATE 9/27/22



NOTES:

1. THE PROPERTY LIES IN ZONES "FLOODWAY", "AE", AND "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3710576100, DATED 06/16/2009.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. AREAS COMPUTED BY THE COORDINATE METHOD.
4. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
5. A NCGS MONUMENT WAS NOT FOUND WITHIN 2000' OF THIS SITE.
6. THE LOTS SHOWN HEREON ARE NOT LOCATED IN A WATERSHED PER ROWAN COUNTY WATERSHED MAP.
7. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE SET, UNLESS OTHERWISE SHOWN.

CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	205.39'	775.00'	S52° 35' 06"E	204.79'
C2	85.29'	735.00'	S62° 48' 08"E	85.24'
C3	71.80'	975.00'	N89° 54' 35"E	71.78'
C4	39.67'	25.00'	S42° 30' 43"E	35.64'
C5	39.28'	25.00'	N47° 57' 24"E	35.36'
C6	131.88'	4025.00'	N02° 00' 35"W	131.87'
C7	39.21'	25.00'	N45° 59' 28"W	35.31'
C8	53.53'	1225.00'	S87° 50' 13"W	53.53'
C9	9.67'	1275.00'	N86° 48' 44"E	9.67'

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRW# C-2378

ANNEXATION PLAT (CONTIGUOUS)
EXCLUSIVELY FOR: SMITH DOUGLAS HOMES
AS RECORDED IN DEED BOOK 1397 PAGE 743
FRANKLIN TOWNSHIP - ROWAN CO. - NORTH CAROLINA

REVISIONS

1.	
2.	
3.	
4.	
5.	

DESIGNED BY: N/A
DRAWN BY: BMN
CHECKED BY: SPC
SCALE: 1" = 150'
DATE: 09/19/2022
JOB NUMBER: 200692
SHEET 1 OF 1

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>	<u>HDP COUNTRY CLUB VILLAGE LLC</u>		<u>1316 Sherman Ave #215 Evanston, IL 60201-4361</u>
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