MEMO TO: **Mayor and City Council Members**

FROM: **Planning Department**

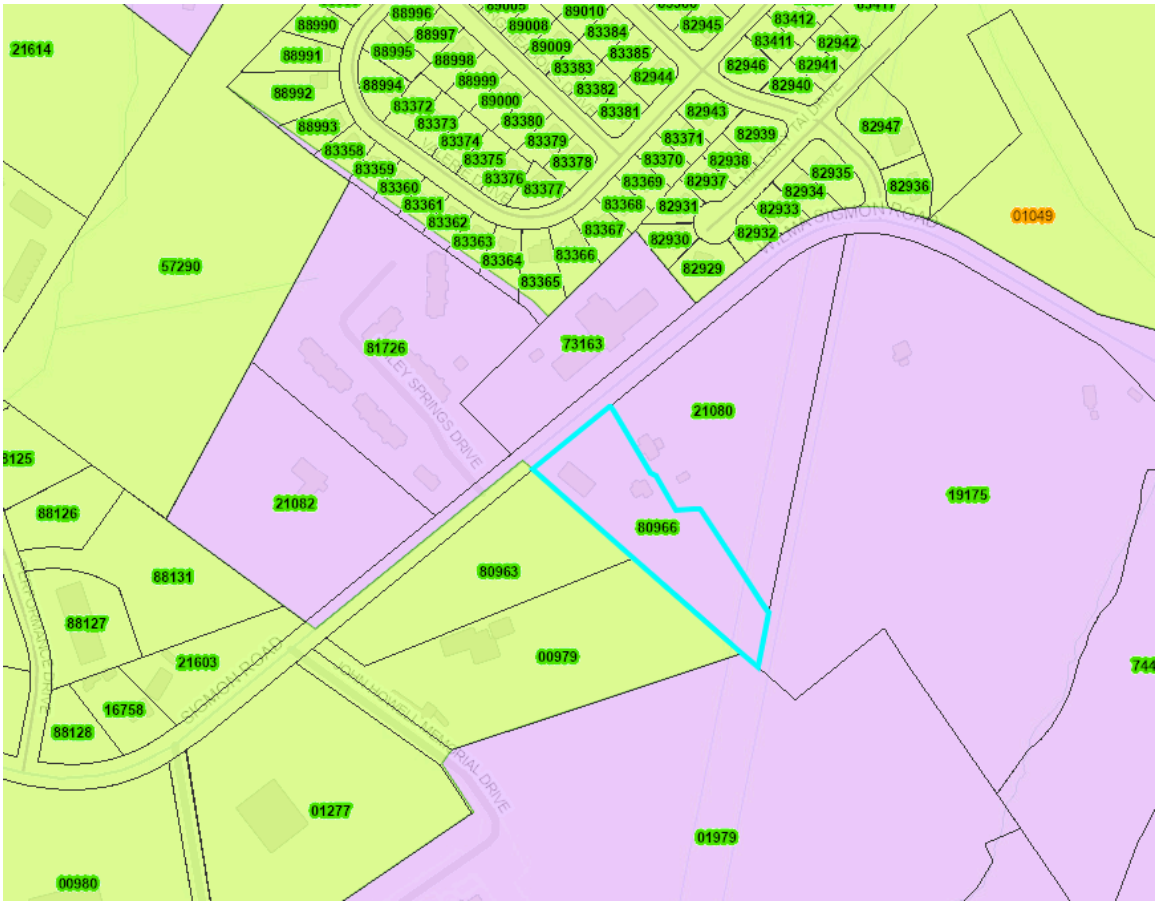
SUBJECT: **ANX-4-2026 -** Petition Received Under NCGS 160A-31 concerning property located at 916 Wilma Sigmon Road (Parcel ID 80966)

DATE: **November 5, 2026**

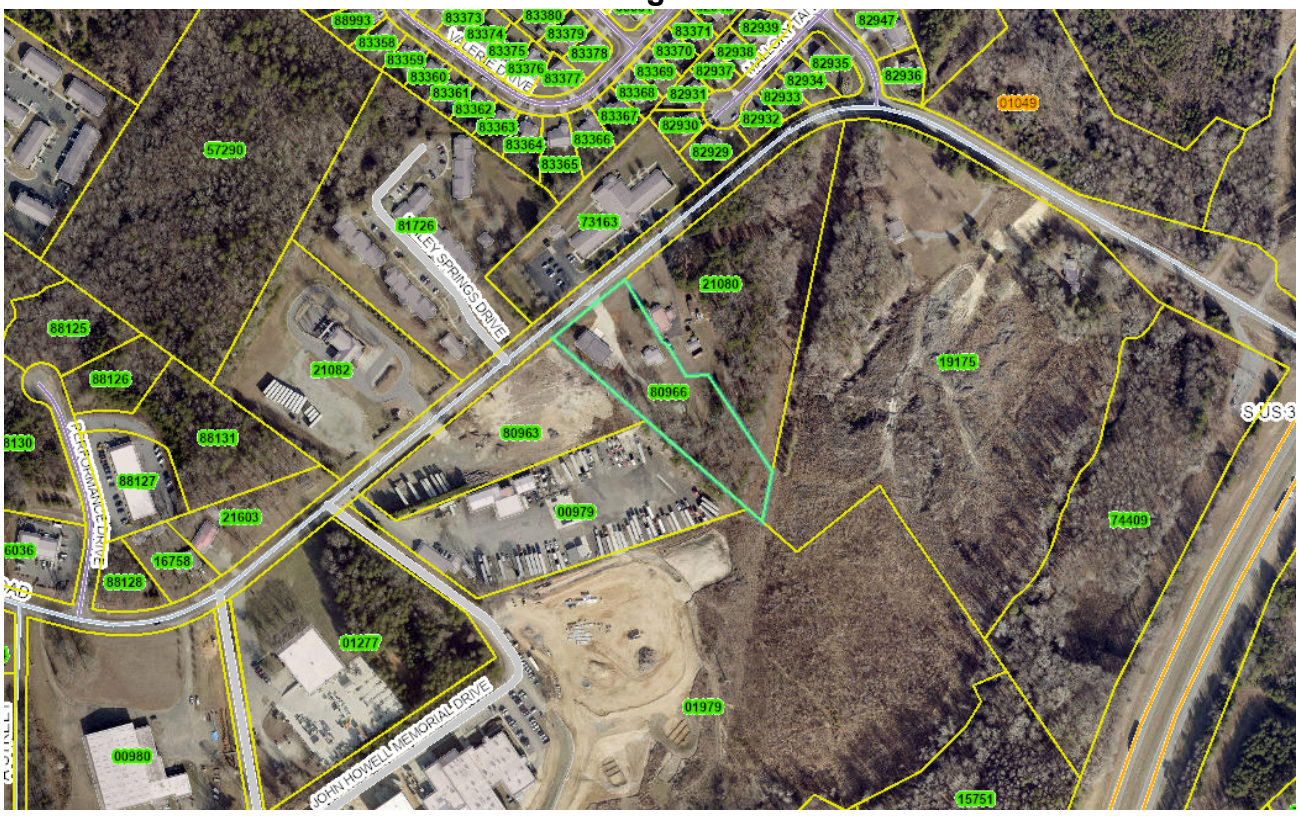
BACKGROUND

Lincoln Community Bible Church requests annexation of approximately 2.765 acres at 916 Wilma Sigmon Road (Parcel ID 80966). This property is directly adjacent to the current city limits, as shown in the map below.

City limits in green
County/ Former ETJ in purple



Aerial showing location



Street view



Staff Evaluation & Statutory Findings

- **Contiguity:** The subject property directly abuts the existing municipal corporate boundary along its western property line, satisfying the contiguous requirement.
- **Sufficiency of Petition:** The City Clerk examined the petition and certified that it is properly signed by a Board Member of the Lincoln Community Bible Church.
- **Zoning & Land Use:** The property lies within Lincoln County in the former Extra-Territorial Jurisdiction (ETJ) area and is consistent with the adopted Comprehensive Land Use Plan designation.
- **Reason for Request:** The applicant seeks annexation to connect to municipal water and sanitary sewer infrastructure.

Municipal Services Plan

- **Police Protection:** The City Police Department will extend regular patrol and emergency response services upon the effective date.
- **Fire Protection:** The City Fire Department will provide fire suppression and rescue services; the site is calculated to be within acceptable response time zones.
- **Solid Waste Collection:** The City is not required to provide solid waste services for a voluntary annexation. Because of the property's location relative to our current solid waste route, a private solid waste provider would be required.
- **Water and Sewer:** City water mains and wastewater mains are located on Wilma Sigmon at the front of the property. The developer will complete extension of service lines at its sole expense in accordance with utility specifications.
- **Streets and Maintenance:** There are no new roads or sidewalks proposed. Wilma Sigmon is maintained by NCDOT.

Voting District

If annexed, the property will be added to Ward Four.

Projected Costs To The City With Annexation

If the City annexes the property as requested, the City's cost should be minimal for the following reasons:

- The site is adjacent to city limits, so the additional cost to the City for provision of police and fire protection should be minimal,
- The developer will be responsible for the costs of extending city water and sewer to the site,
- The City will not be providing trash pickup.

Conclusions

Based on the information we have gathered, costs to the City should be minimal if this property is annexed. When fully developed, anticipated property tax revenues will be significantly more than the existing value of the primarily vacant property.

Staff Recommendation

Staff recommends that the City Council adopt the Ordinance to Extend Corporate Limits of the City of Lincolnton at the conclusion of the scheduled public hearing, effective November 5, 2026.

Motions

Motion to approve the Ordinance to Extend Corporate Limits of the City of Lincolnton

Or

Motion to deny

ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF LINCOLNTON

WHEREAS, the City Council has received a petition signed by Alex Reese, Lincoln Community Bible Church Board Member, for annexation of Parcel ID 80966, the real property area described below, requesting annexation pursuant to NCGS § 160A-31; and

WHEREAS, the City Clerk has certified the sufficiency of said petition; and

WHEREAS, a public hearing was held after due published notice on the 5th day of November, 2026;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lincolnton:

Section 1. The following described territory is hereby annexed and added to the corporate limits of the City of Lincolnton:

EXISTING LEGAL DESCRIPTION:

Parcel 3634414571

Beginning at a point in the center of Wilma Sigmon road, North of the City of Lincolnton and East of Generals Boulevard, a corner with property of Betty B. Keener, which said Beginning point is located North 49° 02' 42" West 30.40 feet from an iron stake at the southern edge of the right of way for said road, and runs thence with the center of said road North 51° 18' 50" East 241.34 feet to a point in the center of said road, a new corner with a lot of 5.531 acres this day conveyed to Grantors herein; thence five new division lines with said 5.531 acre tract as follows: South 31° 12' 19" East (crossing an iron stake at the south edge of the right of way for said road at 29.95 feet) 205.37 feet to a new iron pipe; thence South 56° 37' 21" East 13.95 feet to an iron stake; thence South 31° 10' 58" East 94.92 feet to an iron stake; thence North 85° 32' 21" East 54.51 feet to a new iron stake; thence South 33° 40'26" East 294.68 feet to a point in the centerline of an existing R.E.M.C. Utility line, a new division corner; thence with the old line of Jones, South 12° 17' 58" West 162.94 feet to a point in the centerline of the existing R.E.M.C. Utility Line; thence with the property line of D & E Holdings, LLC, North 44° 01' 54" (passing an iron stake at 63.05 feet) 401.16 feet to an existing iron pipe at a pine tree; thence with the property of Keener, North 49° 02' 42"

(passing an iron stake at the southern edge of the right of way of Wilma Sigmon Road at 313.57 feet) 343.97 feet to the Beginning, containing 2.765 acres more or less, and being the full contents of Lot #2 of an exempt subdivision, Edna S. Crouse Estate, as surveyed and platted by Forest E. Ross, Jr., Registered Surveyor, on September 24, 2002, see map recorded in Plat Book 12 at Page 50.

Section 2. From and after the effective date of this ordinance, the annexed territory and its citizens shall be subject to all debts, laws, ordinances, and regulations of the municipality and shall be entitled to the same privileges and benefits as other parts of the municipality.

Section 3. The annexed area and its residents will be integrated into Ward 4 of the City of Lincolnton for all municipal electoral purposes.

Section 4. This ordinance shall be effective on the 5th day of November, 2026.

_____
Ed Hatley, Mayor

ATTEST:

_____
Daphne Ingram, Clerk