



CITY OF KING CITY COUNCIL

MEETING DATE:
DECEMBER 1, 2025

OCTOBER

Subject: Request by Thyme Properties, LLC for City Water/Sewer, Per Our Utilities Extension Policy, with a Request for No Voluntary Annexation.

Action Requested: Decide on this request based on our utilities extension policy in Sec. 29-232, listed below, and other additional information regarding the site.

Attachments:

Todd Cox

Todd Cox, Int. Planning & Zoning Official

This abstract requires review by:

City Manager

City Engineer

PART B

Introduction and Background:

We have a development company out of Clemmons (Thyme Properties, LLC) that is wanting to buy a tract of land that abuts Jefferson Woods S/D that is for sale by Joshua & Katherine Hartgrove. The tract contains approximately 18 acres, and the developer would like to create a 42-lot subdivision. It would be accessed by Chancerwood Drive (in Jefferson Woods) and Tuttle Road. The tract abuts the city sewer via the Spainhour Road outfall line and would be required to hook up to the city sewer. The developer is requesting that they be allowed to hook to the city sewer and water without submitting a voluntary annexation petition. This would allow them to develop the tract in Forsyth County which allows for a higher density of lots verses the city's current development requirements that would only allow for approximately 30 lots. This lower number makes the project unfeasible due to developmental cost. The developer understands that the future owners would pay the outside rates for water and sewer.

Sec. 29-232. General policies regarding extensions.

(b) It shall be the general policy of the city to permit extensions of water and sewer service to areas outside the city's corporate limits, but within the city's adopted area of consideration for annexation, only when such areas or developments simultaneously with the request for water and/or sewer service agree to petition the city for annexation, where practical, prior to the extension of such service. The board shall have the authority to waive this requirement when annexation would be impractical, legally impossible, or would not be in the best interest of the city.

Discussion and Analysis:

Staff has reviewed the developer's request and understands their request to stay in Forsyth County but in reviewing the city's extension policy, we do not find any extenuating circumstances that would make this a project a non-annexation case. This tract abuts the city limits and should be a continuation of Jefferson Woods S/D that's in the city and receive all city services, if developed.

Budgetary Impact:

Water/sewer info if developed – inside/outside tap fees = \$5,200/home

Water rates – inside - \$29.86; outside - \$41.80 (bi-monthly)

Sewer rates – inside - \$109.25; outside - \$152.95 (bi-monthly)

City taxes - .47/\$100 in valuation = \$1,410/home/year based on a \$300,000 home value.

Based on a 30 lot S/D that would be \$42,300 in city taxes and \$26,345 in water/sewer fees.

Recommendation:

Staff recommends that the council deny the developers request to access our water and sewer without voluntarily annexing the property and developing in Forsyth County. Council would accept a request for water and sewer along with a signed request for voluntary annexation of the tract.

