



# CITY OF ARCHDALE

## CITY COUNCIL

**MEETING DATE:** Tuesday July 27, 2026

**SUBJECT:** Public Hearing: Request by Starla Garcia & Fred B. Jolly to annex property located at 703 Ashland Street, Guilford County Parcel # 7719604773.

**RECOMMENDATIONS OR COMMENTS:** Starla Garcia & Fred B. Jolly have petitioned the City to annex property at 703 Ashland Street. The request for annexation is associated with an application for municipal sewer service which requires the applicant apply for voluntary annexation. If the property is successfully annexed it will need to be rezoned from an unincorporated Guilford County zoning district to a City of Archdale zoning district; the applicant has applied for the property to rezoned to R-15 (Single-Family Residential).The subject property is approximately 0.6 Acres and is contiguous to the current city limit boundary, as shown in the attached map.

**SUMMARY OF INFORMATION:** Annexation Petition, Certificate of Sufficiency, Annexation Ordinance, GIS Map, Survey Map, Deed.

**ATTACHMENTS:**             YES     NO



PETITION REQUESTING ANNEXATION

To the City Council of the City of Archdale;

- 1) We the undersigned owner(s) of real property respectfully request that the area described in Paragraph 2 below be annexed into the city of Archdale.
2) The area to be annexed is contiguous to the City of Archdale and a copy of the boundary survey and deed is attached to this request.

Property Address and PIN Number:

703 Ashland St. Archdale, NC 27263 7719604773

- 3) The filing fee for petition requesting annexation in the amount of \$350.00 is attached.
4) Please have all property owner(s) sign this petition and each signature must be notarized.

Property Owner(s) Name(s)

Please Print

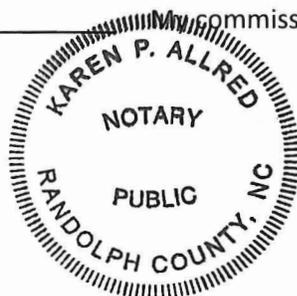
Signature

Starla J. Garcia
Fred B Jolly
Starla J. Garcia
Fred B Jolly

I, Karen P. Allred, Notary Public for Randolph County and the State of North Carolina do hereby certify that the persons listed on this document personally appeared before me this the 22nd day of October 2025

Karen P. Allred
Notary Public Signature

My commission expires: June 21, 2027





## Certificate of Sufficiency

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

I, Amy H. Myers, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Archdale, this 14th day of January, 2026.

  
\_\_\_\_\_  
Amy H. Myers, City Clerk





**ORDINANCE TO ANNEX PROPERTY OWNED BY  
STARLA GARCIA AND FRED B. JOLLY  
ORDINANCE # 01272026**

**WHEREAS**, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of said petition; and

**WHEREAS**, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 o'clock p.m. on Tuesday, January 27, 2026; and

**WHEREAS**, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1, as amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA:**

**Section 1.** By virtue of the authority granted by G.S. 160A-58.1, as amended the described territory, contingent on pre-clearance from the United States Department of Justice:

- Being the property of Starla Garcia & Fred B. Jolly.
- Being Guilford County Parcel # 7719604773.
- Property located at 703 Ashland Street, Archdale, NC 27263.
- Being 0.6 Acres.
- Being as described in Guilford County Deed Book 007725, Page 02312.
- The property is contiguous to the current municipal boundaries.

Is hereby annexed and made part of the City of Archdale as of January 27, 2026.

**Section 2.** Upon and after January 27, 2026 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 Archdale and shall be entitled to the same privileges and benefits as

other parts of the City of Archdale. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

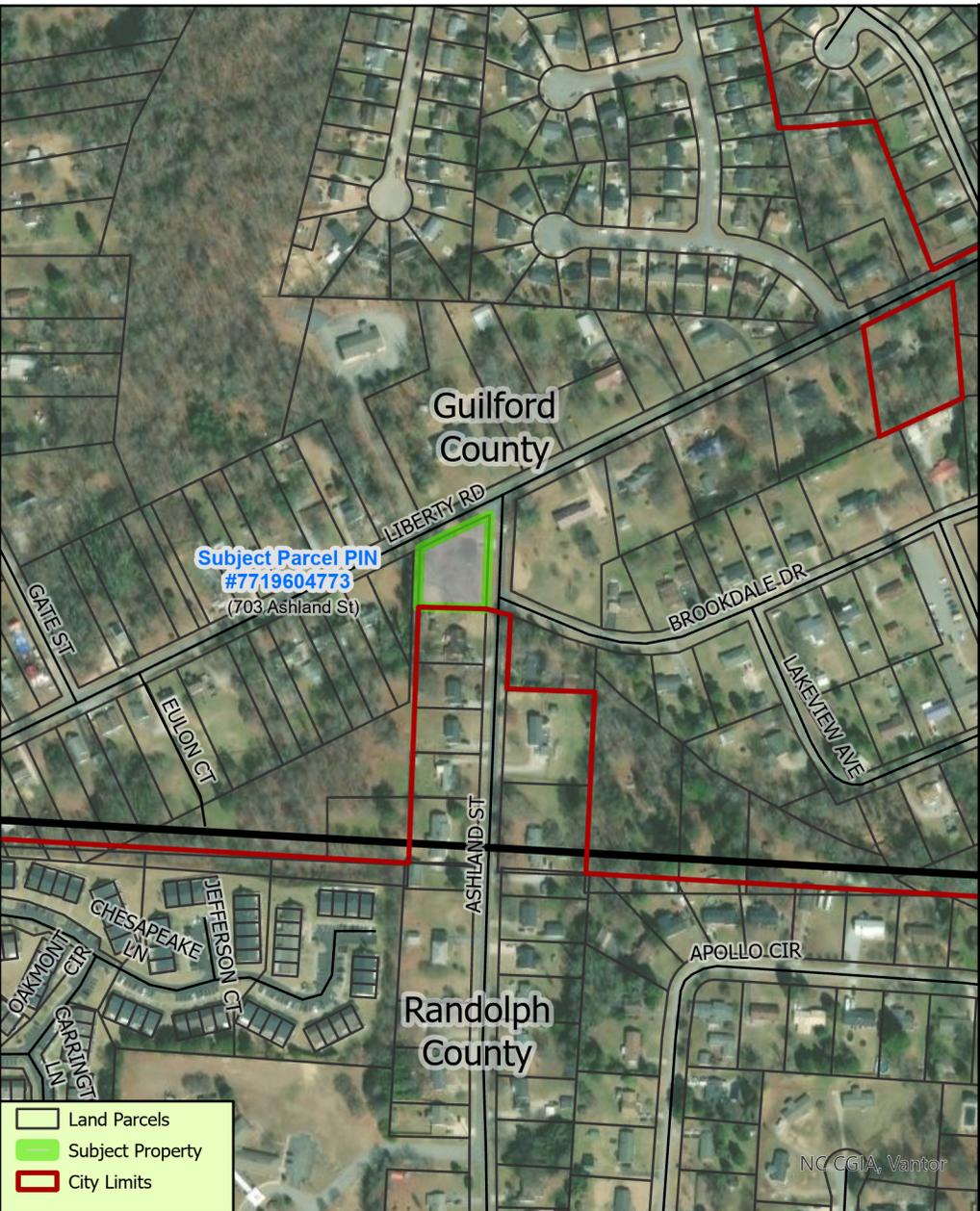
**Section 3.** The Mayor of the City of Archdale shall cause to be recorded in the office of the Register of Deeds of Guilford County, the Office of the Secretary of State in Raleigh, North Carolina, and the Guilford County Board of Elections, an accurate map of the annexed territory, together with a duly certified copy of this Ordinance.

Adopted this 27<sup>th</sup> day of January, 2026.

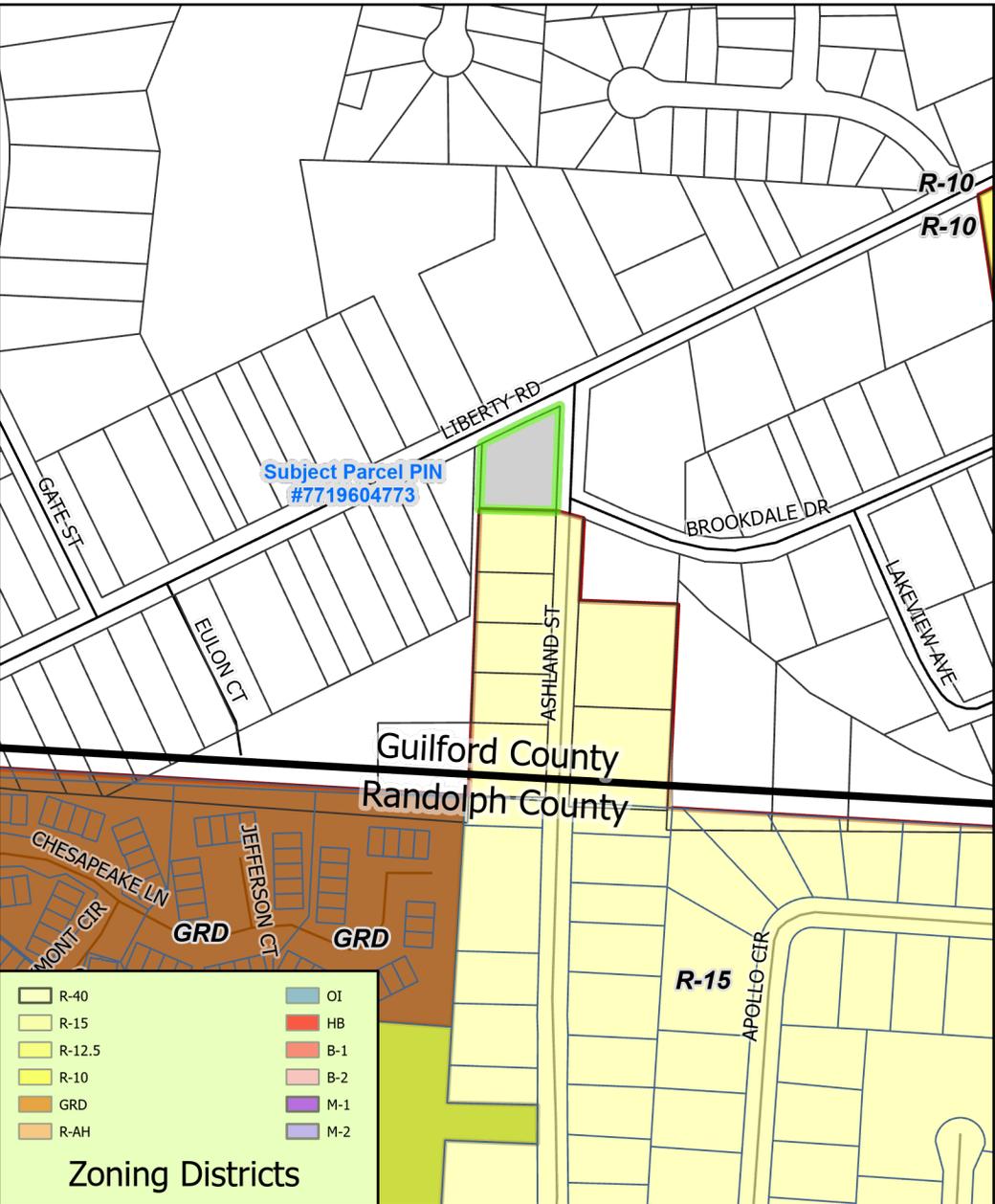
\_\_\_\_\_  
Lewis Dorsett, Mayor

ATTEST:

\_\_\_\_\_  
Amy H. Myers, City Clerk



- Land Parcels
- Subject Property
- City Limits

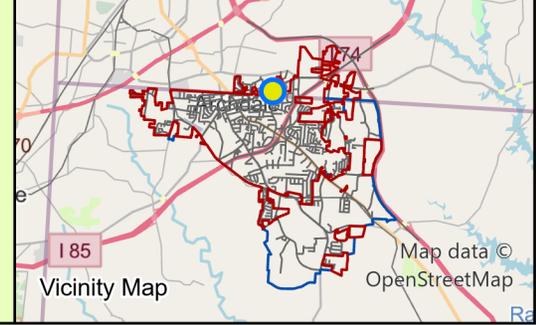


- ### Zoning Districts
- |        |     |
|--------|-----|
| R-40   | OI  |
| R-15   | HB  |
| R-12.5 | B-1 |
| R-10   | B-2 |
| GRD    | M-1 |
| R-AH   | M-2 |

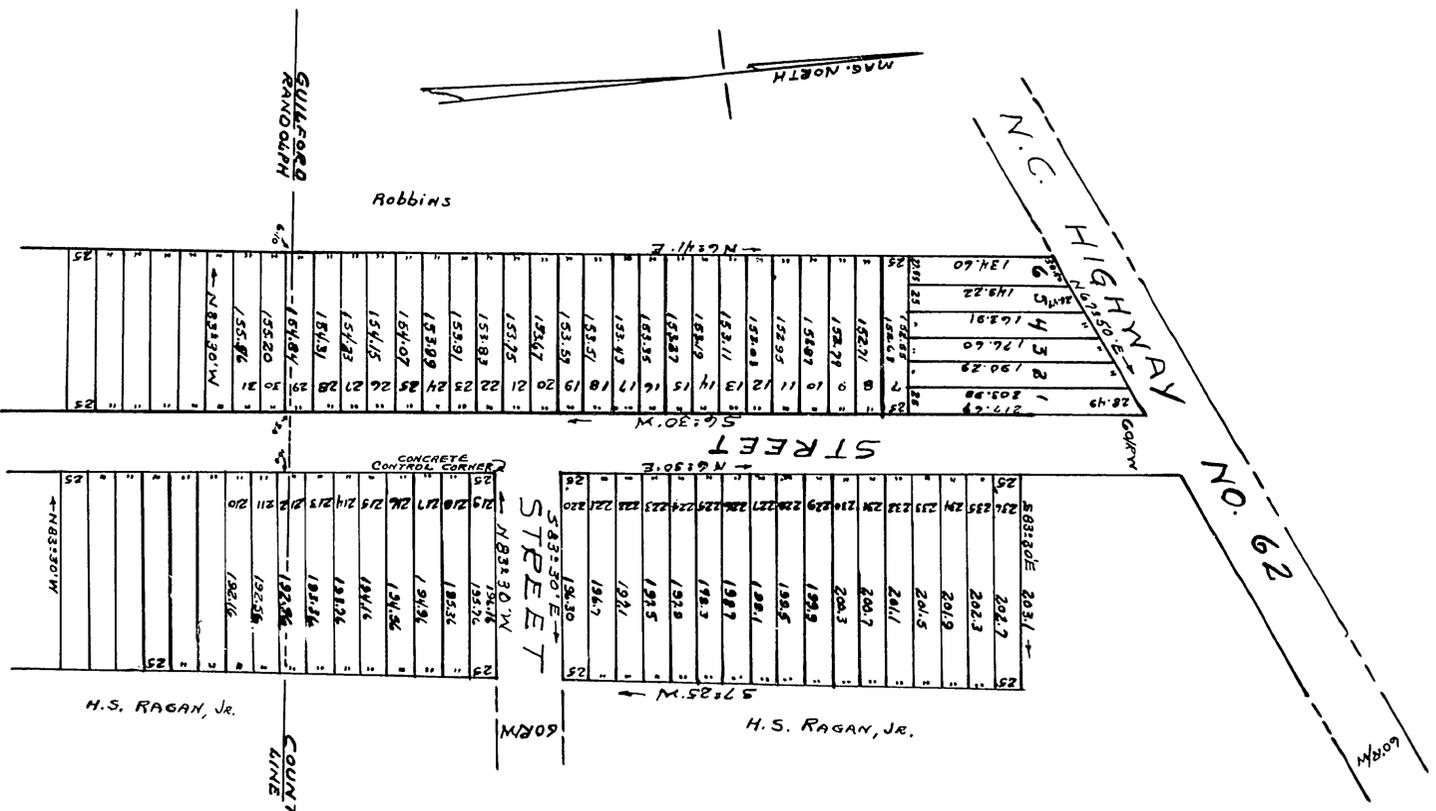
**Request to Annex property into the City of Archdale Corporate Limits located at 703 Ashland St, Guilford County being Guilford County Parcel #7719604773.**

**Size: .6 Acres**

- ### Conditional Uses and Special Uses
- CD
  - SU
  - City Limits
  - ETJ (Extraterritorial Jurisdiction)
  - Subject Property
  - County Boundaries
- Map for Reference Purposes, Only; Not To Scale



MAP OF  
SECTION # OF THE  
**COE PLACE**  
NEAR ARCHDALE  
GUILFORD COUNTY NORTH CAROLINA  
SCALE 1" = 100' NOVEMBER 1954  
CLOTUS CRAVEN REG. SURVEYOR  
ASHEBORO, N.C.



THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT WITHIN ONE MILE OF THE CITY LIMITS OF GREENSBORO OR HIGH POINT.

1. I, the undersigned, being a duly qualified and licensed Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original record of this survey as the same appears in the records of the Office of the Register of Deeds of Guilford County, N.C. in Book No. 1150, Page 115.

*J. H. Ragan, Jr.*  
Register of Deeds,  
Guilford County, N.C.

NORTH CAROLINA:  
PERSONALLY APPEARED BEFORE ME THIS DATE, CLOTUS CRAVEN WHO DEPOSES AND SAYS THAT HE IS A REG. LAND SURVEYOR, AND THAT THE FOREGOING PLAT WAS MADE BY HIM FROM ACTUAL SURVEYS MADE IN NOVEMBER 1954 THAT THE COURSES SHOWN HEREON ARE MAGNETIC AND THEREFORE OBLIQUATIONS IS VARIABLE SIGNED *C. Craven* REG. LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF February 1955, *Wm. R. L. L. L.* Notary Public

MY COMMISSION EXPIRES March 5, 1956.

NORTH CAROLINA, GUILFORD COUNTY  
The foregoing certificate of \_\_\_\_\_  
Notary Public, is hereby acknowledged to be correct and true by the undersigned and the distribution of the same.  
*Wm. R. L. L. L.*  
Notary Public, Guilford County, N.C.

COE PLACE

21-80

*Withdrawal of Street  
Medication  
BK 2724 pg 419*



**BK: R 7725**  
**PG: 2312-2313**  
 RECORDED:  
 07-29-2015  
 11:58:08 AM  
 BY: MARY MORGAN  
 DEPUTY-HP



2015039450  
**GUILFORD COUNTY, NC**  
**JEFF L. THIGPEN**  
 REGISTER OF DEEDS

NC FEE \$26.00  
 STATE OF NC  
 REAL ESTATE  
 EXT \$120.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No. 0158253 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Carl R. Wright

Brief description for the Index: Lots 1 to 6, Section A Coe Place

THIS DEED made this 29th day of July, 2015, by and between

GRANTOR	GRANTEE
<b>ROY ALBERT DUNNING AND WIFE CELIA Y. DUNNING</b> PO Box 4603 Archdale, NC 27263	<b>STARLA GARCIA AND FRED B. JOLLY</b> 5896 Mendenhall Rd Ext Archdale, NC 27263

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Jamestown Township, Guilford County, North Carolina and more particularly described as follows:

**BEING all of Lots 1,2,3,4,5 and 6, Section "A" of the Coe Place Subdivision as per map or plat of the same which is duly recorded in the Office of the Register of Deeds for Guilford County, North Carolina in Plat Book 21, Page 80.**

This property \_\_\_ is  is not the principal residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7519, page 3019.

A map showing the above described property is recorded in Plat 21, Page 80.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**This conveyance is made subject to easements, restrictions and rights of way of record, if any.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

*Roy Albert Dunning* (SEAL)  
ROY ALBERT DUNNING

By: \_\_\_\_\_

*Celia Y Dunning* (SEAL)  
CELIA Y. DUNNING

Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title: \_\_\_\_\_

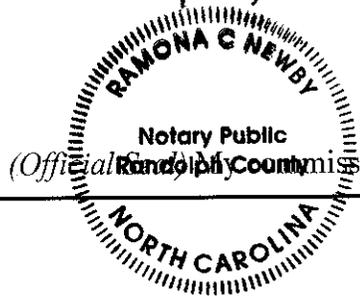
Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**ROY ALBERT DUNNING AND WIFE CELIA Y. DUNNING**

Date: July 29, 2015

*Ramona C. Newby*  
Notary signature



RAMONA C. NEWBY, Notary Public  
Typed or printed name of Notary

Commission expires 8/8/2019