

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021**

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**SENATE BILL 908
PROPOSED COMMITTEE SUBSTITUTE S908-PCS45587-BWx-31**

Short Title: Airport Economic Development Act.

(Local)

Sponsors:

Referred to:

June 1, 2022

A BILL TO BE ENTITLED
AN ACT TO REMOVE THE DAVIDSON COUNTY AIRPORT FROM THE CORPORATE
LIMITS OF THE CITY OF LEXINGTON AND TO REQUIRE THE DAVIDSON
COUNTY AIRPORT AUTHORITY TO PURCHASE CERTAIN DESCRIBED
PROPERTY FROM THE CITY OF LEXINGTON.

The General Assembly of North Carolina enacts:

SECTION 1.(a) The following described property, being the Davidson County
Airport, is removed from the corporate limits of the City of Lexington:

TRACT #1

Beginning at a NCGS Monument "LIN" (N: 741,538.507 E: 1,610,130.116); thence
North 89°30'21" West 806.83 feet (Horizontal Distance) to an iron pipe being the POINT OF
BEGINNING; running thence North 86°09'02" East, a distance of 631.73 feet; thence North
09°28'01" East, a distance of 218.17 feet; thence North 82°18'25" East, a distance of 168.49 feet;
thence North 03°29'34" West, a distance of 52.51 feet; thence North 85°21'00" East, a distance
of 986.58 feet; thence North 00°36'56" East, a distance of 310.79 feet; thence South 80°30'27"
East, a distance of 264.69 feet; thence North 03°46'49" East, a distance of 24.94 feet; thence
South 80°31'17" East, a distance of 175.08 feet; thence North 03°43'54" East, a distance of 174.98
feet; thence South 80°31'28" East, a distance of 124.96 feet; thence North 01°28'42" West, a
distance of 41.37 feet; thence North 28°15'03" West, a distance of 43.82 feet; thence North
61°37'30" East, a distance of 174.88 feet; thence North 34°45'49" East, a distance of 56.82 feet;
thence North 34°49'27" West, a distance of 150.82 feet; thence North 25°06'23" East, a distance
of 305.81 feet; thence South 78°33'25" East, a distance of 583.99 feet; thence North 11°27'09"
East, a distance of 199.88 feet; thence North 78°26'32" West, a distance of 60.00 feet; thence
North 45°20'16" East, a distance of 42.57 feet; thence North 47°56'33" East, a distance of 210.35
feet; thence North 48°58'19" East, a distance of 107.90 feet; thence North 48°34'38" East, a
distance of 899.73 feet; thence North 38°45'18" East, a distance of 144.18 feet; thence North
11°59'09" East, a distance of 201.31 feet; thence North 57°38'23" East, a distance of 48.28 feet;
thence North 04°42'17" East, a distance of 226.81 feet; thence South 85°25'24" East, a distance
of 229.47 feet; thence South 04°36'41" West, a distance of 299.57 feet; thence South 85°26'24"
East, a distance of 482.07 feet; thence North 17°01'39" East, a distance of 237.16 feet; thence
North 18°38'21" West, a distance of 73.47 feet; thence South 83°42'27" East, a distance of 58.82
feet; thence South 56°38'30" East, a distance of 196.28 feet; thence South 53°24'32" East, a
distance of 215.53 feet; thence South 47°28'44" East, a distance of 103.45 feet; thence South
32°36'52" East, a distance of 120.10 feet; thence South 15°24'33" East, a distance of 43.71 feet;
thence South 40°44'12" West, a distance of 30.76 feet; thence South 27°02'10" West, a distance
of 63.69 feet; thence South 05°50'59" West, a distance of 75.39 feet; thence South 18°22'14"



1 West, a distance of 88.22 feet; thence South 13°04'15" West, a distance of 35.77 feet; thence
2 South 11°33'42" East, a distance of 70.16 feet; thence South 05°15'17" East, a distance of 88.27
3 feet; thence South 02°03'18" West, a distance of 47.15 feet; thence South 14°14'17" East, a
4 distance of 71.11 feet; thence South 08°50'43" East, a distance of 52.19 feet; thence South
5 14°14'54" East, a distance of 46.86 feet; thence South 23°47'45" West, a distance of 81.72 feet;
6 thence South 27°37'48" West, a distance of 83.90 feet; thence South 62°02'34" West, a distance
7 of 90.99 feet; thence South 71°29'42" West, a distance of 108.33 feet; thence South 77°31'50"
8 West, a distance of 82.02 feet; thence South 49°53'16" West, a distance of 88.36 feet; thence
9 South 37°37'50" West, a distance of 69.12 feet; thence South 54°55'12" West, a distance of 86.02
10 feet; thence South 23°07'29" West, a distance of 65.58 feet; thence South 06°48'29" West, a
11 distance of 58.67 feet; thence South 05°24'23" West, a distance of 61.93 feet; thence South
12 40°25'27" West, a distance of 89.13 feet; thence South 41°13'56" West, a distance of 61.34 feet;
13 thence South 14°38'06" West, a distance of 173.63 feet; thence South 62°38'58" West, a distance
14 of 48.80 feet; thence South 05°11'40" West, a distance of 35.02 feet; thence South 50°40'55"
15 East, a distance of 58.53 feet; thence South 29°46'29" East, a distance of 161.09 feet; thence
16 South 04°18'50" East, a distance of 107.35 feet; thence South 23°27'45" East, a distance of 67.07
17 feet; thence South 43°07'39" East, a distance of 84.63 feet; thence South 70°18'15" East, a
18 distance of 217.63 feet; thence North 81°25'34" East, a distance of 130.25 feet; thence South
19 47°47'32" East, a distance of 27.57 feet; thence South 24°22'49" West, a distance of 252.18 feet;
20 thence South 09°54'01" West, a distance of 41.79 feet; thence South 30°42'14" East, a distance
21 of 63.04 feet; thence South 87°39'24" East, a distance of 127.51 feet; thence South 60°18'48"
22 East, a distance of 22.28 feet; thence South 02°45'53" West, a distance of 33.25 feet; thence
23 South 59°04'07" West, a distance of 83.12 feet; thence South 37°01'00" West, a distance of 63.41
24 feet; thence South 06°48'44" West, a distance of 57.35 feet; thence South 15°09'46" East, a
25 distance of 26.86 feet; thence South 53°43'23" East, a distance of 146.59 feet; thence South
26 18°45'18" East, a distance of 66.69 feet; thence South 51°33'03" West, a distance of 110.96 feet;
27 thence South 06°59'31" West, a distance of 72.32 feet; thence South 54°55'10" West, a distance
28 of 241.07 feet; thence South 21°46'36" West, a distance of 184.26 feet; thence South 08°40'29"
29 West, a distance of 161.94 feet; thence South 36°55'19" West, a distance of 231.66 feet; thence
30 South 46°52'23" East, a distance of 57.68 feet; thence South 11°48'51" East, a distance of 19.38
31 feet; thence North 73°52'25" West, a distance of 167.33 feet; thence North 89°28'26" West, a
32 distance of 276.41 feet; thence North 89°32'02" West, a distance of 201.09 feet; thence South
33 82°21'02" West, a distance of 350.65 feet; thence South 87°06'25" West, a distance of 183.97
34 feet; thence South 84°46'32" West, a distance of 1,109.94 feet; thence South 84°43'21" West, a
35 distance of 253.38 feet; thence South 76°44'10" West, a distance of 253.37 feet; thence South
36 79°07'43" West, a distance of 144.23 feet; thence South 77°47'20" West, a distance of 401.20
37 feet; thence South 76°20'06" West, a distance of 135.34 feet; thence South 79°47'18" West, a
38 distance of 211.57 feet; thence South 75°33'56" West, a distance of 388.37 feet; thence South
39 78°16'11" West, a distance of 998.85 feet; thence North 89°12'22" West, a distance of 185.04
40 feet; thence North 06°33'11" East, a distance of 219.12 feet; thence North 85°05'57" West, a
41 distance of 199.34 feet; thence North 85°16'12" West, a distance of 387.62 feet; thence North
42 01°19'56" East, a distance of 175.02 feet; thence North 85°34'31" West, a distance of 19.99 feet;
43 thence North 14°47'34" East, a distance of 59.06 feet; thence North 01°13'06" East, a distance of
44 300.00 feet; thence South 85°28'25" East, a distance of 642.67 feet; thence North 06°32'47" East,
45 a distance of 1,111.03 feet to the POINT OF BEGINNING, containing 332.28 acres, more or
46 less, and being that property shown on plat of "Davidson County Airport Authority" recorded in
47 the Davidson County Register of Deeds in Plat Book 46, page 92, and further being Lexington
48 Township, Tax Map 349, Lot 20.
49 TRACT #2
50 Beginning at a point, said point being the northwestern corner of Lot 9 on Richard
51 Drive Extension as shown on plat referenced below; running thence South 80°00'00" East, a

1 distance of 175.00 feet; thence South 05°00'00" West, a distance of 175.00 feet; thence North
2 80°00'00" West, a distance of 175.00 feet; thence North 05°00'00" East, a distance of 175.00 feet
3 to the POINT OF BEGINNING, containing 0.700 acres, more or less and being Lots
4 9,10,11,12,13,14 and 15 as shown on plat of "Sherman Acres" recorded in the Office of the
5 Register of Deeds for Davidson County in Plat Book 12, page 34, and further being Lexington
6 Township, Tax Map 349A, Lots 9-15.

7 TRACT #3

8 Beginning at an existing iron in the Southwest right of way of Richard Drive,
9 N.C.S.R. 1225, corner Roger E. Todd (Deed Book 650, Page 694); thence with the Southwest
10 right of way of Richard Drive South 25 degs. 36' 27" East 128.62 feet to an existing iron at the
11 intersection; thence again with Richard Drive a chord bearing and distance of South 37 degs. 43'
12 32" West 40.43 feet to an existing iron on the North right of way of Richard Drive; thence with
13 the North right of way North 79 degs. 05' 15" West 172.69 feet to an existing iron, corner to
14 Steve C. Barnhart (Deed Book 594, Page 269); thence with Barnhart's line North 25 degs. 46'
15 09" West 43.89 feet to an existing iron, Roger Todd's corner in Barnhart's line; thence with Todd's
16 line North 64 degs. 21' 16" East 175.04 feet to the point and place of Beginning and containing
17 0.418 acres, more or less, and being a new survey of that property described in deed recorded in
18 Deed Book 555, page 252, Davidson Country Registry, by Philip T. Hedrick, Registered Land
19 Surveyor No. L-3121, dated February 3,1998, and further being Lexington Township, Tax Map
20 349, Lot 18.

21 TRACT #4

22 Beginning at a concrete monument on the east right of way of Hargrave Road, SR
23 1224, corner to the right of way of Interstate 85, said beginning corner being located North 11
24 degrees 09 minutes 56 seconds East 307.93 feet from a concrete monument, N.C.G.S Mon.
25 "Skunk" (NAD 83) coordinates N=739,361.356 and E=1,610,099.208 (tie line); thence from said
26 beginning corner with the right of way of Hargrave Road North 01 degrees 07 minutes 33 seconds
27 East 281.53 feet to an existing iron, corner to Charlie L. Beck (Deed Book 320, Page 244); thence
28 with Beck's line South 85 degrees 17 minutes 00 seconds East 387.46 feet to an existing iron,
29 corner to Davidson County Airport Authority (Deed Book 947, Page 755); thence with the airport
30 line South 85 degrees 04 minutes 03 seconds East 199.55 feet to an iron, corner to Davidson
31 County Airport Authority (Deed Book 960, Page 1401); thence again with the airport line South
32 06 degrees 34 minutes 07 seconds West 219.11 feet to a concrete monument on the north right
33 of way of Interstate 85; thence with the right of way of Interstate 85 the following three courses
34 and distances: North 88 degrees 07 minutes 42 seconds West 360.75 feet to a concrete monument;
35 South 77 degrees 52 minutes 23 seconds West 154. 43 feet to a concrete monument; and North
36 83 degrees 46 minutes 42 seconds West 54.20 feet to the point and place of beginning and
37 containing 3.197 acres more or less and being the remaining land formerly owned by Wade P.
38 Yarbrough described in deed recorded in Book 165, Page 217, Davidson County Registry
39 according to map by J. Todd Everhart, RLS, dated November 24, 1997, Job Number 972334, and
40 further being Lexington Township, Tax Map 349, Lot 4.

41 TRACT #5

42 Beginning at an iron along the right of way of Clyde Fitzgerald Road, common corner
43 to Halyard North Carolina, Inc. (Deed Book 2190, Page 1152); thence with the line of said
44 Halyard North 85° 16' 07" East 148.92 feet to an iron; thence again with the line of Halyard North
45 02° 50' 32" East 167.24 feet to a concrete right of way monument on the right of way of NC
46 Highway 85 (northbound ramp), said concrete right of way monument being located (tie) South
47 45° 29' 13" West 2367.56 feet (ground distance) from NCGS "EXXB" Primary Airport Control
48 Station; thence with the right of way of NC Highway 85 North 85° 38' 37" East 401.07 feet to an
49 iron, new comer of Roy L. and Linda P. Rowe (Deed Book 2051, Page 1152); thence a new line
50 of Rowe South 51° 26' 17" West 421.22 feet to an iron along the right of way of Clyde Fitzgerald
51 Road; thence with the right of way of Clyde Fitzgerald Road the following two (2) courses and

1 distances: a curve to the right with a chord bearing and length of North 79° 52' 27" West 76.26
2 feet along a radius of 1105.92 feet and an arc length of 76.27 feet to a concrete right of way
3 monument; thence North 75° 29' 28" West 157.19 feet to the point and place of BEGINNING
4 and containing 1.381 acres, more or less pursuant to a survey by Rodrick A. Sutton (L-3228)
5 dated September 14, 2017, and further being Cotton Grove Township, Tax Map 5, Lot 19A.

6 TRACT #6

7 Beginning at a Concrete Right of Way Monument, said monument being N:
8 738,787.643, E: 1,609,565.810, being the POINT OF BEGINNING; running thence South
9 02°50'32" West, a distance of 167.24 feet; thence South 85°16'07" West, a distance of 148.92
10 feet; thence North 71°42'45" West, a distance of 41.65 feet; thence North 73°14'50" West, a
11 distance of 36.71 feet; thence North 74°28'51" West, a distance of 203.43 feet; thence North
12 08°40'18" West, a distance of 83.63 feet; thence North 85°04'49" East, a distance of 249.25 feet;
13 thence South 89°09'36" East, a distance of 191.70 feet to the POINT OF BEGINNING,
14 containing 1.449 acres, more or less, and being that property shown on plat of "Halyard North
15 Carolina, Inc" recorded in Plat Book 72, Page 6, in the office of the Register of Deeds for
16 Davidson County and further being Cotton Grove Township, Tax Map 5, Lot 20.

17 TRACT #7

18 Beginning at a Concrete Right of Way Monument, said monument being N:
19 738,568.946 E: 1,609,561.281, thence (tie line) South 13°51'56" East, a distance of 90.56 feet to
20 the POINT OF BEGINNING; running thence South 51°26'17" West, a distance of 287.36 feet;
21 thence North 38°33'43" West, a distance of 362.98 feet; thence North 85°06'09" East, a distance
22 of 56.87 feet; thence South 73°28'50" East, a distance of 125.40 feet; thence South 72°52'10"
23 East, a distance of 38.90 feet; thence South 74°29'00" East, a distance of 203.16 feet to the point
24 of curve of a non-tangent curve to the left, a radius of 1,185.92 feet; thence easterly along the arc
25 a chord bearing of South 78°52'38" East, a chord length of 41.94 feet to the POINT OF
26 BEGINNING, containing 1.267 acres, more or less, and being that property shown on plat of
27 "Halyard North Carolina" recorded in Plat Book 72, Page 7, in the office of the Register of Deeds
28 for Davidson County and further being Cotton Grove Township, Tax Map 5, Lot 11C.

29 **SECTION 1.(b)** This section has no effect upon the validity of any liens of the City
30 of Lexington for ad valorem taxes or special assessments outstanding before the effective date of
31 this section. Such liens may be collected or foreclosed upon after the effective date of this section
32 as though the property were still within the corporate limits of the City of Lexington.

33 **SECTION 1.(c)** This section becomes effective June 30, 2022. Property in the
34 territory described in Section 1(a) of this act as of January 1, 2022, is no longer subject to
35 municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2022.

36 **SECTION 2.(a)** The Davidson County Airport Authority shall purchase, and the
37 City of Lexington shall sell to the Davidson County Airport Authority, the fire station building
38 and equipment located at 285 Hargrave Road, Lexington, N.C., as noted on Card 16 of 16 of the
39 Property Card for Davidson County Tax Office Parcel ID 11-349-0-000-0020, for two million
40 dollars (\$2,000,000).

41 **SECTION 2.(b)** The sale required by this section shall be completed no later than
42 December 31, 2022.

43 **SECTION 3.** Except as otherwise provided, this act is effective when it becomes
44 law.