

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

H.B. 236
Mar 8, 2021
HOUSE PRINCIPAL CLERK

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HOUSE BILL DRH30127-LMx-8

Short Title: Amend Orange/Chatham County Boundary Line. (Local)

Sponsors: Representative Insko.

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO ANNEX TO ORANGE COUNTY CERTAIN DESCRIBED PROPERTY
3 LOCATED IN CHATHAM COUNTY.

4 Whereas, Mount Carmel Baptist Church (hereinafter "Church") is primarily located
5 in Orange County, but approximately 4 acres of the Church's property is located in Chatham
6 County; and

7 Whereas, the Church is preparing to implement a master plan that will likely involve
8 multiple construction projects that will require approval from both Orange and Chatham County
9 governments; and

10 Whereas, the Church believes it can complete the construction programs more
11 efficiently if it is required to seek approval only from Orange County, where the majority of its
12 property is located; and

13 Whereas, the board of commissioners of Orange County and Chatham County
14 adopted resolutions on February 2, 2021, and February 15, 2021, respectively, expressing their
15 support for the annexation of the Church's property by Orange County; and

16 Whereas, the establishment of a county boundary line is, pursuant to Section 1 of
17 Article VII of the North Carolina Constitution, the responsibility of the General Assembly; Now,
18 therefore,

19 The General Assembly of North Carolina enacts:

20 **SECTION 1.** The boundary line between Chatham County and Orange County is
21 hereby changed and relocated so as to divest Chatham County of the territory described below,
22 which territory shall vest in and become part of Orange County:

23 Lying and being in Williams Township, Chatham County, North Carolina, and described
24 more fully as follows to wit:

25 BEGINNING at an iron pipe set, a new corner for Chatham – Orange County, in the
26 western property line of Carolina Meadows, Inc., (Deed Book 477, Page 8 Chatham County
27 Registry) bearing NAD 83 (2011) N.C. Grid Coordinate values of North 768,963.87 U.S. survey
28 feet, East 1,992,521.14 U.S. survey feet; thence with Carolina Meadows, Inc., South 01° 52' 01"
29 East, 532.37 feet to an existing concrete monument with a broken top, a new corner for Chatham
30 – Orange County, also being a corner of Carolina Meadows, Inc., (Deed Book 706, Page 237
31 Chatham County Registry); thence with Carolina Meadows, Inc., South 88° 08' 00" West, 384.37
32 feet to a disturbed existing iron pipe (reset), a new corner for Chatham – Orange County, on or
33 near the eastern maintenance right of way line of Mt. Carmel Church Road (NCSR 1008); thence
34 North 01° 51' 57" West, 524.41 feet to an iron pipe set, a new corner for Chatham – Orange
35 County, on or near the eastern maintenance right of way line of Mt. Carmel Church Road (NCSR
36 1008); thence with the former county line North 87° 40' 20" East, 0.80 feet to former county line



1 monument # 3 as shown on Plat Slide 2004-425, Chatham County Registry (PID AB2055);
2 thence continuing with the former county line North 86° 56' 43" East, 383.65 feet to the
3 BEGINNING, containing 4.6623 acres more or less (203,091 square feet more or less) as shown
4 on a map prepared by Smith & Smith, Surveyors, P.A. entitled "Final Plat of a Partial Resurvey
5 of the Chatham – Orange County Line," dated September 16, 2020.

6 The above-described parcel is a portion of that certain parcel described in Deed Book 469,
7 Page 451, Chatham County Registry.

8 **SECTION 2.(a)** On and after the date this act becomes law, all papers, documents,
9 and instruments required or permitted to be filed or registered involving property in the area
10 described in Section 1 of this act, which previously would have been recorded in Chatham
11 County, shall be recorded in Orange County.

12 **SECTION 2.(b)** All public records related to property in the area described in
13 Section 1 of this act, which were filed or recorded prior to the date this act becomes law in
14 Chatham County, shall remain in Chatham County where filed or recorded, and such records
15 shall be valid public records as to the property involved even though they are recorded in
16 Chatham County, a county where the property is no longer located.

17 **SECTION 2.(c)** Any unpaid taxes or tax liens for the fiscal year ending June 30,
18 2021, or for prior fiscal years on property subject to taxation in the area described in Section 1
19 of this act shall continue to be valid and enforceable by Chatham County, including the
20 foreclosure remedies and the remedies of attachment and garnishment provided for by law.

21 **SECTION 2.(d)** On and after July 1, 2021, all real and personal property in the area
22 described in Section 1 of this act which was subject to ad valorem taxation in that area on January
23 1, 2021, shall be subject to ad valorem taxes in Orange County for the fiscal year beginning July
24 1, 2021, to the same extent as it would have been had it been located in Orange County on January
25 1, 2021. On July 1, 2021, the Chatham County Tax Administrator shall transfer to the Orange
26 County Tax Assessor the ad valorem tax listings and valuations for all real and personal property
27 subject to ad valorem taxation in the area described in Section 1 of this act. Beginning January
28 1, 2022, all property in the area described in Section 1 of this act which is subject to ad valorem
29 taxation shall be listed, assessed, and taxed by Orange County in the same manner as is prescribed
30 by law for all other property located in Orange County.

31 **SECTION 3.** No cause of action, including criminal actions, involving persons or
32 property in the area described in Section 1 of this act which is pending on the date this act
33 becomes law shall be abated by virtue of this act, and such actions shall continue in the same
34 county unless changed under some other provision of law.

35 **SECTION 4.** This act becomes effective June 30, 2021.