

2015

**HOUSE
FINANCE –
ANNEXATION &
DEANNEXATION**

MINUTES

**HOUSE FINANCE SUBCOMMITTEE ON ANNEXATION AND
DEANNEXATION**

2015 – 2016 SESSION

<u>Member</u>	<u>Assistant</u>	<u>Phone</u>	<u>Office</u>	<u>Seat</u>
Rep. Stephen Ross, Chair	Laura Spratley	733-5820	2221	37
Rep. John R. Bradford, III	Anita Spence	733-5828	2123	85
Rep. Edward Hanes, Jr.	Rita Harris	733-5829	1006	94
Rep. Mitchell Setzer	Margaret Herring	733-4948	2204	7
Rep. Bob Steinburg	Bethany Hudson	733-0010	301B	51

Committee Staff:

- Greg Roney (Research) – Room 200, 733-2578
- Laura Puryear (Committee Clerk) – Room 1326, 733-5782

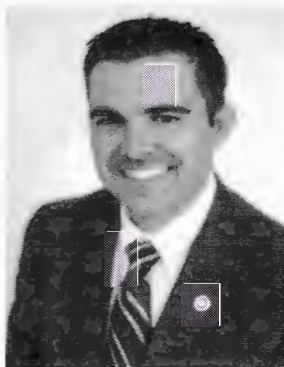


HOUSE FINANCE SUBCOMMITTEE ON ANNEXATION AND DEANNEXATION

2015 – 2016 SESSION



Rep. Stephen Ross, Chair



Rep. John Bradford



Rep. Edward Hanes, Jr.



Rep. Mitchell Setzer



Rep. Bob Steinburg



ATTENDANCE

HOUSE FINANCE SUBCOMMITTEE ON ANNEXATION AND DEANNEXATION

2015-16 Session

[illegible]



Corrected #2: H343 Removed from Agenda

**NORTH CAROLINA HOUSE OF REPRESENTATIVES
COMMITTEE MEETING NOTICE
AND
BILL SPONSOR NOTIFICATION
2015-2016 SESSION**

You are hereby notified that the **House Committee on Finance, Subcommittee on Annexation and Deannexation** will meet as follows:

DAY & DATE: Wednesday, April 22, 2015

TIME: 8:30 AM

LOCATION: 1425 LB

The following bills will be considered:

BILL NO.	SHORT TITLE	SPONSOR
HB 99	Town of Polkton/Deannexation.	Representative Brody
HB 217	Clayton Deannexation/Annexation.	Representative Daughtry
HB 218	Clayton Annexation.	Representative Daughtry
HB 353	Wilson's Mills/Satellite Annexations.	Representative Langdon
		Representative Daughtry

Respectfully,

Rep. Stephen M. Ross

I hereby certify this notice was filed by the committee assistant at the following offices at 11:34 AM on Friday, October 09, 2015.

____ Principal Clerk
____ Reading Clerk – House Chamber

Laura Puryear (Committee Assistant)



**House Committee on Finance, Subcommittee on Annexation and
Deannexation**

**Wednesday, April 22, 2015, 8:30 AM
1425 Legislative Building**

AGENDA

Welcome and Opening Remarks

Chairman Stephen Ross, presiding.

Introduction of Pages

Bills

BILL NO.	SHORT TITLE	SPONSOR
HB 99	Town of Polkton/Deannexation.	Representative Brody
HB 217	Clayton Deannexation/Annexation.	Representative Daughtry
HB 218	Clayton Annexation.	Representative Daughtry
HB 353	Wilson's Mills/Satellite Annexations.	Representative Langdon
		Representative Daughtry

Adjournment



North Carolina General Assembly

House Finance Subcommittee on Annexation and Deannexation

April 22, 2015

Minutes

The House Finance Subcommittee on Annexation and Deannexation met Wednesday, April 22, 2015 at 8:30 am in Room 1425 of the Legislative Building. The following members were present: Chairman Ross, Representative Bradford, and Representative Setzer.

Chairman Ross called the meeting to order at 8:34 am.

The first bill considered by the committee was HB 99 – TOWN OF POLKTON/DEANNEXATION (attachment 1). The chair recognized Representative Brody to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 99 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

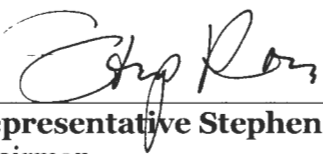
The second bill considered by the committee was HB 217 – CLAYTON DEANNEXATION/ANNEXATION (attachment 2). The chair recognized Representative Daughtry to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 217 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

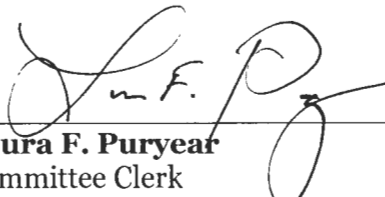
The third bill considered by the committee was HB 218 – CLAYTON ANNEXATION (attachment 3). The chair recognized Representative Daughtry to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 218 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The fourth bill considered by the committee was HB 353 – WILSON'S MILLS/SATELLITE ANNEXATIONS (attachment 4). The chair recognized Representative Langdon to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 353 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

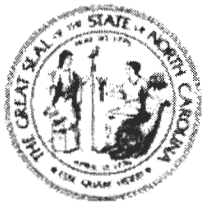
There being no further business before the committee, Chairman Ross adjourned the meeting at 8:40 am.

Respectfully submitted,


Representative Stephen Ross
Chairman
House Finance Subcommittee on Annexation
and Deannexation


Laura F. Puryear
Committee Clerk
House Finance Subcommittee on Annexation
and Deannexation





HOUSE BILL 99: Town of Polkton/Deannexation

2015-2016 General Assembly

Committee:	House Finance Subcommittee on Annex/Deannex	Date:	April 22, 2015
Introduced by:	Rep. Brody	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *House Bill 99 would deannex 81.5 acres from the Town of Polkton.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexation. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

BILL ANALYSIS: House Bill 99 would deannex 81.5 acres from the Town of Polkton in Anson County.

Property taxes and special assessments imposed by the Town of Polkton before the effective date are valid and may be collected as if the property were still in the Town of Polkton.

EFFECTIVE DATE: This act becomes effective July 1, 2015.

BACKGROUND: Pursuant to a Town ordinance dated December 2, 2002, the Town satellite annexed 81.5 acres of real property. On February 2, 2015, the Town of Polkton Board of Commissioners approved a resolution to request that the Town's legislative delegation deannex the property from the corporate limits of the Town. The real property owners in the area to be deannexed wrote letters in support of the resolution.





GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

1

HOUSE BILL 99

Short Title: Town of Polkton/Deannexation. (Local)

Sponsors: Representative Brody (Primary Sponsor).

For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government, if favorable, Finance.

February 24, 2015

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
LIMITS OF THE TOWN OF POLKTON.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is removed from the corporate
limits of the Town of Polkton:

The area containing 81.5 acres, more or less, shown on a plat entitled "Map of
Annexation for the Town of Polkton," dated January 13, 2003, prepared by William G. Martin,
R.L.S., and found at Plat Book A-189, Page 7, Anson County Registry.

SECTION 2. This act has no effect upon the validity of any liens of the Town of
Polkton for ad valorem taxes or special assessments outstanding before the effective date of this
act. Such liens may be collected or foreclosed upon after the effective date of this act as though
the property described in Section 1 of this act were still within the corporate limits of the Town
of Polkton.

SECTION 3. This act becomes effective July 1, 2015.



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HOUSE BILL 217: Clayton Deannexation/Annexation

2013-2014 General Assembly

Committee:	House Finance Subcommittee on Annex/Deannex	Date:	April 22, 2015
Introduced by:	Rep. Daughtry	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *House Bill 217 would:*

- *Annex a parcel of land of approximately 3.964 acres into the corporate limits of the Town of Clayton.*
- *Deannex an adjacent parcel of land of approximately 3.964 acres from the corporate limits of the Town of Clayton.*

[As introduced, this bill was identical to S265, as introduced by Sen. Newton, which is currently in Senate Re-ref to State and Local Government. If fav, re-ref to Finance.]

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexations. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

BILL ANALYSIS:

Section 1 of the bill annexes a parcel of land of approximately 3.964 acres into the corporate limits of the Town of Clayton.

Section 2 of the bill deannexes an adjacent parcel of land of approximately 3.964 acres from the corporate limits of the Town of Clayton.

EFFECTIVE DATE: This act becomes effective June 30, 2015.

BACKGROUND: According to the Clayton Town Manager, adjoining landowners are exchanging equivalent tracts (3.964 acres). One tract is in the Town, and one tract is not. The landowners requested Clayton to facilitate the exchange by exchanging tracts within the Town's boundaries.

Giles S. Perry with the Research Division substantially contributed to this summary.





GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

1

HOUSE BILL 217*

Short Title: Clayton Deannexation/Annexation. (Local)

Sponsors: Representative Daughtry (Primary Sponsor).

For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government, if favorable, Finance.

March 12, 2015

A BILL TO BE ENTITLED

AN ACT TO DEANNEX A DESCRIBED PARCEL FROM THE TOWN OF CLAYTON,
AND TO ANNEX A DESCRIBED PARCEL TO THE TOWN OF CLAYTON.

The General Assembly of North Carolina enacts:

SECTION 1. The corporate limits of the Town of Clayton are decreased by deannexing the following described tract: Tract 1, containing 3.964 acres, more or less, according to a plat prepared by True Line Surveying, P.C., and recorded November 21, 2014, in Plat Book 80, Page 389, Johnson County Register of Deeds.

SECTION 2. The corporate limits of the Town of Clayton are increased by annexing the following described tract: Tract 2, containing 3.964 acres, more or less, according to a plat prepared by True Line Surveying, P.C., and recorded November 21, 2014, in Plat Book 80, Page 389, Johnson County Register of Deeds.

SECTION 3. This act becomes effective June 30, 2015.







HOUSE BILL 218: Clayton Annexation

2015-2016 General Assembly

Committee:	House Finance Subcommittee on Annex/Deannex	Date:	April 22, 2015
Introduced by:	Rep. Daughtry	Prepared by:	Greg Roney
Analysis of:	Second Edition		Committee Counsel

SUMMARY: *House Bill 218 would annex a 489.24 acre parcel, constituting the North Carolina State University Central Crops Research Center, into the Town of Clayton. The bill also contains limitations on the Town's ability to impose land use regulation on the property.*

[As introduced, this bill was identical to S264, as introduced by Sen. Newton, which is currently in Senate Re-ref to State and Local Government. If fav, re-ref to Finance.]

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

BILL ANALYSIS:

Section 1 of the bill annexes a parcel of land, approximately 489.24 acres, constituting the North Carolina State University Central Crops Research Center, and adjoining US 70 and NC Railroad rights-of-way, into the corporate limits of the Town of Clayton.

Section 2 of the bill prohibits the Town from regulating the parcel under Article 19 of Chapter 160A (planning and regulation of development).

Section 3 restates the existing application of G.S. 106-701 to the parcel, which protects certain agricultural and forestry operations from nuisance claims.

Section 4 provides that the keeping of swine as part of a research or educational mission on the North Carolina State University Central Crops Research Station tract is exempt from any municipal ordinance governing the keeping of swine.

EFFECTIVE DATE: This act becomes effective June 30, 2015.

BACKGROUND: According to the Clayton Town Manager, the North Carolina State University Central Crops Research Center adjoins the Town's western boundary and creates a barrier to extension of services and economic development. The annexation and associated extension of services would allow development in the area towards the economic hub of Raleigh and RTP.

Giles S. Perry with the Research Division substantially contributed to this summary.





**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015**

H

2

**HOUSE BILL 218*
Committee Substitute Favorable 4/9/15**

Short Title: Clayton Annexation.

(Local)

Sponsors:

Referred to:

March 12, 2015

A BILL TO BE ENTITLED
AN ACT TO ANNEX CERTAIN DESCRIBED PROPERTY TO THE TOWN OF
CLAYTON.

The General Assembly of North Carolina enacts:

SECTION 1. The corporate limits of the Town of Clayton are increased by annexing the following described property:

All those certain tracts, parcels, or pieces of land, commonly known as the North Carolina State University Central Crops Research Station, lying and being in Johnston County and Wake County, North Carolina, and being more particularly described as follows:

TRACT I: Being the following:

Parcel I of Tract I: Being all that certain tract or parcel of land, commonly known as the Gower tract, containing approximately 261 acres, more or less, as conveyed to the State of North Carolina in a Deed dated December 14, 1953, and recorded in Book 513, Page 283, Johnston County Registry, and recorded in Book 4288, Page 661, Wake County Registry.

Parcel II of Tract I: Being all that certain tract or parcel of land containing approximately 100 acres, more or less, as conveyed to the State of North Carolina in a Deed dated December 14, 1953, and recorded in Book 513, Page 283, Johnston County Registry, and recorded in Book 4288, Page 661, Wake County Registry.

TRACT II: Being all that certain tract or parcel of land containing approximately 120 acres, more or less, as conveyed to the State of North Carolina in a Deed dated December 18, 1953, and recorded in Book 519, Page 467, Johnston County Registry.

TRACT III: Being all that certain tract or parcel of land containing approximately 7.59 acres, more or less, as conveyed to the State of North Carolina, North Carolina State College of Agriculture and Engineering in a Deed dated March 31, 1954, and recorded in Book 521, Page 45 in the Johnston County Registry.

TRACT IV: Being all that certain tract or parcel of land containing approximately 0.64 acres, more or less, as conveyed to the State of North Carolina in a Deed dated November 8, 1967, and recorded in Book 665, Page 173 in the Johnston County Registry.

TRACT V: Being all that certain tract or parcel of land, as described in the unrecorded survey plat entitled "Boundary Line Agreement between Jim McLaurin and the State of North Carolina," prepared by Southwind Surveying and Mapping, Inc., dated February 15, 1994, and containing approximately 0.01 acres, more or less, as conveyed to the State of North Carolina in a Deed Establishing Boundary dated March 14, 1995, and recorded in Book 1436, Page 824 in the Johnston County Registry.

The above-described tracts contain a total of approximately 489.24 acres, more or less.





1 TOGETHER WITH any right-of-way of US Highway 70 that adjoins one or more
2 of the above-described tracts.

3 TOGETHER WITH any right-of-way of the North Carolina Railroad Company that
4 adjoins one or more of the above-described tracts.

5 **SECTION 2.** The provisions of Article 19 of Chapter 160A of the General Statutes
6 shall not apply to the North Carolina State University Central Crops Research Station tract
7 described in Section 1 of this act.

8 **SECTION 3.** The provisions of G.S. 106-701 shall apply to the North Carolina
9 State University Central Crops Research Station tract described in Section 1 of this act.

10 **SECTION 4.** The keeping of swine as part of a research or educational mission on
11 the North Carolina State University Central Crops Research Station tract described in Section 1
12 of this act shall be exempt from any municipal ordinance governing the keeping of swine.

13 **SECTION 5.** This act becomes effective June 30, 2015.





HOUSE BILL 353: Wilson's Mills/Satellite Annexations

2015-2016 General Assembly

Committee:	House Finance Subcommittee on Annex/Deannex	Date:	April 22, 2015
Introduced by:	Reps. Langdon, Daughtry	Prepared by:	Greg Roney Committee Counsel
Analysis of:	First Edition		

SUMMARY: *House Bill 353 would exempt the Town of Wilson's Mills from the 10% area cap on voluntary satellite annexations.*

CURRENT LAW: G.S. 160A-58.1 governs voluntary municipal annexation of noncontiguous property (i.e., voluntary satellite annexation). If all property owners in a satellite area petition a municipality for voluntary annexation of the noncontiguous property, the municipality may annex the property, if the following 5 requirements are met:

1. The nearest point on the proposed satellite corporate limits must be not more than 3 miles from the primary corporate limits of the annexing city.
2. No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city.
3. The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.
4. If the area proposed for annexation, or any portion thereof, is a subdivision as defined in G.S. 160A-376, all of the subdivision must be included.
5. *The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed 10% of the area within the primary corporate limits of the annexing city.*

BILL ANALYSIS: House Bill 353 would add the Town of Wilson's Mills to the group of municipalities exempted from the 10% area cap on voluntary satellite annexation.

EFFECTIVE DATE: This act is effective when it becomes law.

BACKGROUND: The Town of Wilson's Mills was incorporated in 1996 and is located in Johnston County.

Kelly Tornow with the Research Division substantially contributed to this summary.





GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

1

HOUSE BILL 353

Short Title: Wilson's Mills/Satellite Annexations. (Local)
Sponsors: Representatives Langdon and Daughtry (Primary Sponsors).
For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.
Referred to: Local Government, if favorable, Finance.

March 26, 2015

A BILL TO BE ENTITLED
AN ACT REMOVING CERTAIN RESTRICTIONS ON SATELLITE ANNEXATIONS FOR
THE TOWN OF WILSON'S MILLS.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 160A-58.1 reads as rewritten:

"§ 160A-58.1. Petition for annexation; standards.

...

(b) A noncontiguous area proposed for annexation must meet all of the following standards:

...

(5) The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city.

This subdivision does not apply to the Cities of Belmont, Claremont, Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville, Hickory, Kannapolis, Locust, Marion, Mount Airy, Mount Holly, New Bern, Newton, Oxford, Randleman, Roanoke Rapids, Rockingham, Sanford, Salisbury, Southport, Statesville, and Washington and the Towns of Ahoskie, Angier, Apex, Ayden, Benson, Bladenboro, Bridgeton, Burgaw, Calabash, Catawba, Clayton, Columbia, Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Fuquay-Varina, Garner, Godwin, Granite Quarry, Green Level, Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton, Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Leland, Lillington, Louisburg, Maggie Valley, Maiden, Mayodan, Maysville, Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville, Oak Island, Ocean Isle Beach, Pembroke, Pine Level, Princeton, Ranlo, Richlands, Rolesville, Rutherfordton, Shallotte, Smithfield, Spencer, Stem, Stovall, Surf City, Swansboro, Taylorsville, Troutman, Troy, Wallace, Warsaw, Watha, Waynesville, Weldon, Wendell, Wilson's Mills, Windsor, Yadkinville, and Zebulon.

...."

SECTION 2. This act is effective when it becomes law.





VISITOR REGISTRATION SHEET

FINANCE COMM SUB ANNEX AND DEANNEX

Name of Committee

04-22-15

Date _____

VISITORS: PLEASE SIGN IN BELOW AND RETURN TO COMMITTEE CLERK

NAME _____

FIRM OR AGENCY AND ADDRESS

Neşan Eren

NC VOR



**NORTH CAROLINA HOUSE OF REPRESENTATIVES
COMMITTEE MEETING NOTICE
AND
BILL SPONSOR NOTIFICATION
2015-2016 SESSION**

You are hereby notified that the **House Committee on Finance, Subcommittee on Annexation and Deannexation** will meet as follows:

DAY & DATE: Wednesday, June 3, 2015
TIME: 8:30 AM
LOCATION: 1425 LB

The following bills will be considered:

BILL NO.	SHORT TITLE	SPONSOR
HB 266	City of Lenoir/Satellite Annexation.	Representative Robinson
HB 400	Town of Mint Hill/Annexations.	Representative Brawley
HB 426	Town of Weldon/Deannexation.	Representative Wray
HB 493	Lake Lure Deannexation.	Representative Hager
HB 526	Stanfield Annexation/Locust Deannexation.	Representative Burr

Respectfully,

Rep. Stephen M. Ross

I hereby certify this notice was filed by the committee assistant at the following offices at 11:34 AM on Friday, October 09, 2015.

____ Principal Clerk
____ Reading Clerk – House Chamber

Laura Puryear (Committee Assistant)



**House Committee on Finance, Subcommittee on Annexation and
Deannexation**

**Wednesday, June 3, 2015, 8:30 AM
1425 Legislative Building**

AGENDA

Welcome and Opening Remarks

Chairman Stephen Ross, presiding.

Introduction of Pages

Bills

BILL NO.	SHORT TITLE	SPONSOR
HB 266	City of Lenoir/Satellite Annexation.	Representative Robinson
HB 400	Town of Mint Hill/Annexations.	Representative Brawley
HB 426	Town of Weldon/Deannexation.	Representative Wray
HB 493	Lake Lure Deannexation.	Representative Hager
HB 526	Stanfield Annexation/Locust Deannexation.	Representative Burr

Adjournment



North Carolina General Assembly

House Finance Subcommittee on Annexation and Deannexation

June 3, 2015

Minutes

The House Finance Subcommittee on Annexation and Deannexation met Wednesday, June 3, 2015 at 8:30 am in Room 1425 of the Legislative Building. The following members were present: Chairman Ross, Representative Bradford, Representative Hanes, Representative Setzer, and Representative Steinburg.

Chairman Ross called the meeting to order at 8:30 am.

The first bill considered by the committee was HB 493 – LAKE LURE DEANNEXATION (attachment 1). The chair recognized Representative Hager to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 493 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The second bill considered by the committee was HB 266 – CITY OF LENOIR/ SATELLITE ANNEXATION (attachment 2). The chair recognized Representative Robinson to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 266 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The third bill considered by the committee was HB 426 – TOWN OF WELDON/DEANNEXATION (attachment 3). The chair recognized Representative Wray to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to HB 426 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

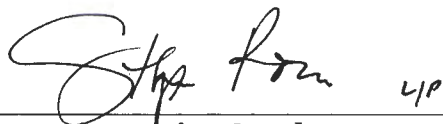
The fourth bill considered by the committee was the PCS to HB 526 – STANFIELD ANNEXATION/LOCUST DEANNEXATION (attachment 4). The chair recognized Representative Burr to present the bill. There was no discussion on the bill. Representative Setzer made a motion for a favorable report to the PCS to HB 526, unfavorable to the original, with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The fifth bill considered by the committee was HB 400 – TOWN OF MINT HILL/ANNEXATIONS (attachment 5). The chair recognized Representative Setzer to present the bill. After brief discussion on the bill with input from staff, Representative Steinburg made a motion for a favorable report to HB 400 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

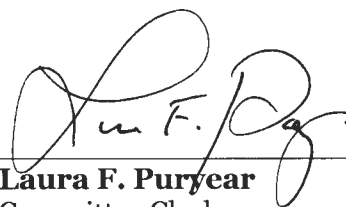
There being no further business before the committee, Chairman Ross adjourned the meeting at 8:40 am.

Respectfully submitted,



Handwritten signature of Stephen Ross in cursive, with the initials "LPR" written to the right.

Representative Stephen Ross
Chairman
House Finance Subcommittee on Annexation
and Deannexation

Handwritten signature of Laura F. Puryear in cursive.

Laura F. Puryear
Committee Clerk
House Finance Subcommittee on Annexation
and Deannexation





HOUSE BILL 493: Lake Lure Deannexation/Referendum

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 3, 2015
Introduced by:	Rep. Hager	Prepared by:	Greg Roney
Analysis of:	Second Edition		Committee Counsel

SUMMARY: *House Bill 493 would deannex Mystic Waters Farm from the Town of Lake Lure, subject to a referendum.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexation. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

BILL ANALYSIS: House Bill 493 would deannex Mystic Waters Farm, LLC, property, formerly known as Eagle Camp, LLC. The deannexation would become effective only if approved by the registered voters of the Town of Lake Lure in a referendum conducted on November 3, 2015.

Property taxes and special assessments imposed by the Town of Lake Lure before the effective date would remain valid and may be collected as if the property were still in the Town.

EFFECTIVE DATE: If approved by the voters, the deannexation would become effective June 30, 2016. The remainder of this act is effective when it becomes law.

BACKGROUND: On December 9, 2014, the Lake Lure Town Council approved a resolution endorsing the deannexation of Mystic Waters Farm.

Kelly Tornow with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



Research Division
(919) 733-2578

★ H 4 9 3 - S M T M - 4 8 E 2 - V 1 ★



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

2

HOUSE BILL 493
Committee Substitute Favorable 5/7/15

Short Title: Lake Lure Deannexation/Referendum.

(Local)

Sponsors:

Referred to:

April 2, 2015

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
LIMITS OF THE TOWN OF LAKE LURE, SUBJECT TO A REFERENDUM.

The General Assembly of North Carolina enacts:

SECTION 1.(a) The following described property is removed from the corporate
limits of the Town of Lake Lure:

BEGINNING at a point at or near the northern margin of the right-of-way of SR
1186 and marking the southwest corner of the Ingles Markets, Inc. property as described by
deed recorded in Book 836, at Page 621 of the Rutherford County, NC Registry, said point also
being located North 76° 53' 14" West 1217.92 feet from NCGS Monument "Cane Creek"
having coordinates: North: 619089.9016 and East: 1047991.7782, NAD 83/2001; thence from
said established beginning point and along and with the center line of Girl Scout Camp Road
(SR 1186) the following nine calls, to wit: North 83° 03' 32" West 48.58 feet; South 84° 05' 49"
West 47.51 feet; South 60° 17' 14" West 41.56 feet; South 38° 46' 56" West 44.04 feet; South
22° 13' 16" West 42.48 feet; South 09° 07' 23" West 48.67 feet; South 03° 24' 18" East 58.41
feet; South 09° 36' 57" East 65.96 feet; South 12° 01' 06" East 90.41 feet to a point in the
western margin of that tract now or formerly owned by Kimberly Renee Corbitt as described by
deed recorded in Book 743, at Page 74, Rutherford County, NC Registry; thence along and
with the Corbitt tract western boundary, South 15° 24' 32" East 173.00 feet to an existing iron
pin at the southwest corner of the Corbitt property and also marking the northwest corner of
that tract now or formerly owned by Verlin D. Gingerich as described in Book 744, at Page
862, Rutherford County, NC Registry; thence continuing with the Gingerich western line the
following four calls, to wit: South 15° 24' 32" East 127.76 feet to an existing iron pin; thence
South 07° 52' 28" West 84.21 feet to an existing iron pin; thence South 35° 41' 54" West 46.25
feet to a new iron pin; thence South 40° 35' 17" East 448.39 feet to an existing iron pin marking
the southwest corner of the Gingerich tract; thence along and with the northern boundary of
that tract now or formerly owned by Whitson Edwards and wife, Pauline M. Edwards, property
by deed recorded in Book 354, at Page 237, Rutherford County, NC Registry, the following
three calls, to wit: North 84° 34' 58" West 1075.31 feet to an existing iron pin; thence North
14° 36' 24" West 192.62 feet to an existing iron pin; thence South 56° 39' 20" West 397.66 feet
to an existing iron pin; thence leaving the Edwards northern boundary and running with that
line of marking the westernmost boundary of the area within city limits for the Town of Lake
Lure the following two calls, to wit: North 19° 45' 38" West 1026.74 feet to a point and North
07° 01' 14" West 1252.72 feet to an existing iron pin located in the northern boundary of the
Eagle Camp, LLC, tract as described in Book 1017, at Page 188, Rutherford County, NC
Registry, and also being located in the southern line of that tract now or formerly owned by





1 Mary Ann Dotson; thence along and with the Dotson southern line, South 84° 02' 21" East
2 1984.55 feet to an existing iron pin marking the northwest corner of that tract now or formerly
3 owned by Donald P. Adams property as described by deed recorded in Book 954, at Page 844,
4 Rutherford County, NC Registry, and as also shown by plat recorded in Plat Book 29, at Page
5 44, aforesaid registry; thence along with the Adams western boundary, South 01° 10' 44" East
6 430.48 feet to an existing iron pin marking the northwest corner of the Ingles tract described
7 above; thence along and with the Ingles western boundary, South 10° 10' 01" West 941.46 feet
8 to the point and place of BEGINNING, and BEING the easternmost portion of that property
9 conveyed to Eagle Camp, LLC, a North Carolina limited liability company, which portion is
10 intended to be all of the property that is located within the municipal boundaries of the Town of
11 Lake Lure as described by deed recorded in Book 1017, at Page 188 of the Rutherford County,
12 NC Registry, and as also shown on unrecorded survey for Eagle Camp, LLC, by Donald R.
13 McEntire, PLS, dated January 7, 2011, as revised, and bearing Map #22686, which unrecorded
14 survey is referenced and incorporated herein in its entirety in aid of description.

15 TOGETHER WITH AND SUBJECT TO all easements, restrictions, and
16 rights-of-ways of record, including those restrictions as recorded in Book 836, Page 624, and
17 the Grantor's rights of enforcement as set forth in that restrictive covenant recorded in Book
18 836, Page 628 of the Rutherford County, NC Registry.

19 **SECTION 1.(b)** This section has no effect upon the validity of any liens of the
20 Town of Lake Lure for ad valorem taxes or special assessments outstanding before the effective
21 date of this section. Such liens may be collected or foreclosed upon after the effective date of
22 this section as though the property were still within the corporate limits of the Town of Lake
23 Lure.

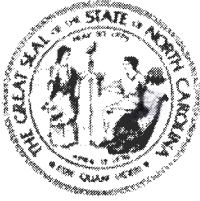
24 **SECTION 2.** Section 1 of this act becomes effective only if approved by the
25 registered voters of the Town of Lake Lure in a referendum conducted by the Rutherford
26 County Board of Elections on November 3, 2015. The referendum shall be conducted in
27 accordance with the provisions of Chapter 163 of the General Statutes. The question on the
28 ballot shall be:

29 "[] FOR [] AGAINST

30 The deannexation of the Mystic Waters Farm, LLC, property, formerly known as
31 Eagle Camp, LLC, (Tax PIN # 1645450)."

32 **SECTION 3.** If a majority of the votes cast in the referendum shall be in the
33 affirmative, Section 1 of this act becomes effective June 30, 2016. If a majority of the votes
34 cast in the referendum shall be against the deannexation, Section 1 of this act shall have no
35 force and effect. The remainder of this act is effective when it becomes law.





HOUSE BILL 266: City of Lenoir/Satellite Annexation

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 3, 2015
Introduced by:	Rep. Robinson	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *House Bill 266 would annex certain described property into the corporate limits of the City of Lenoir.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexations. Annexation is the method by which municipalities expand the boundaries of the municipality, following certain statutorily prescribed steps in order to add an area into its boundaries. The municipality must provide, or contract to provide, basic services to the area. These services include police protection, fire protection, solid waste collection and the extension of water and sewer lines to the area.

North Carolina law sets forth four basic ways in which a municipality may annex an area.

- Voluntary Annexation. – The owners of all real property in an area contiguous to the municipality desiring to be annexed sign a petition requesting annexation.
- Voluntary Satellite Annexation. – The owners of all real property in the area desiring to be annexed sign a petition requesting annexation, if it otherwise meets the statutory requirements.
- Municipal-Initiated Annexation subject to a referendum. – The municipality initiates annexation proceeding, pursuant to statutory requirements.
- Legislative Act. – The General Assembly has the authority to extend the boundaries of any municipality.

BILL ANALYSIS: House Bill 266 annexes Caldwell County Tax Parcel Identification Number 09-164-1-2 into the corporate limits of the City of Lenoir.

BACKGROUND: The City Manager for the City of Lenoir stated the property was owned by the City and the annexation would allow the City to develop recreation facilities and provide City police and fire service.

EFFECTIVE DATE: House Bill 266 would be effective June 30, 2015.

Erika Churchill with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



Research Division
(919) 733-2578



**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015**

H

1

HOUSE BILL 266

Short Title: City of Lenoir/Satellite Annexation. (Local)

Sponsors: Representative Robinson (Primary Sponsor).

For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government, if favorable, Finance.

March 18, 2015

1 A BILL TO BE ENTITLED
2 AN ACT TO ADD CERTAIN DESCRIBED PROPERTY TO THE CORPORATE LIMITS
3 OF THE CITY OF LENOIR.
4 The General Assembly of North Carolina enacts:
5 **SECTION 1.** The following described property, referenced by the Caldwell
6 County Tax Office Parcel Identification Number, is added to the corporate limits of the City of
7 Lenoir: 09-164-1-2.
8 **SECTION 2.** This act becomes effective June 30, 2015.







HOUSE BILL 426: Town of Weldon/Deannexation

2013-2014 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 3, 2015
Introduced by:	Rep. Wray	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *House Bill 426 would deannex five described tracts of land from the corporate limits of the Town of Weldon.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexations. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

BILL ANALYSIS:

Section 1 of the bill deannexes five described tracts of land from the corporate limits of the Town of Weldon.

Section 2 of the bill preserves any outstanding property tax liens or special assessments of the Town of Weldon on the affected properties.

BACKGROUND: The Town Manager for the Town of Weldon stated that the property was originally a satellite annexation to facilitate a development that never occurred.

EFFECTIVE DATE: House Bill 426 would become effective June 30, 2015.

Giles S. Perry with the Research Division substantially contributed to this summary.





GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

1

HOUSE BILL 426

Short Title: Town of Weldon/Deannexation. (Local)

Sponsors: Representative Wray (Primary Sponsor).

For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government, if favorable, Finance.

April 1, 2015

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
LIMITS OF THE TOWN OF WELDON.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is removed from the corporate
limits of the Town of Weldon:

James R. Medlin Property

TRACT ONE

That certain tract or parcel of land in Weldon Township, Halifax County, North
Carolina, and described as follows: Beginning at a point on the Southern edge of the Chantilly
Road at the Northeast corner of the lands of James R. Medlin; thence South 44 degrees 27
minutes East 187.2 feet along the Southern edge of said road; thence South 36 degrees 17
minutes West 555 feet to a corner; thence North 50 degrees 46 minutes West 184.8 feet to a
corner; thence North 36 degrees 17 minutes East 575.8 feet to the point of beginning,
containing 2.04 acres and shown as Lot #4 on map prepared by J.W. Traylor, R.L.S., March 21,
1973, and recorded at Map Book 16, Page 12, Halifax Public Registry; and being the identical
real property conveyed unto James R. Medlin by deed of Joyce M. Harris et vir, dated October
12, 1992, and recorded in Book 1548, Page 353, Halifax Public Registry.

TRACT TWO

Beginning at the point of intersection of the centerline of a State Highway running
between Halifax and Roanoke Rapids, North Carolina, with the centerline of a State Highway
running between Weldon and Darlington, North Carolina, said intersection being known as
Days Cross Roads; thence running along the centerline of the State Highway between Halifax
and Roanoke Rapids, North Carolina, S. 45° 30' E. 694.60 feet; thence S. 40° 47' E. 929.10 feet
to the beginning of the tract hereinafter described; thence continuing along the said centerline
S. 40° 47' E. 234.90 feet; thence S. 45° 56' E. 211.10 feet; thence S. 52° 53' E. 818.50 feet;
thence S. 48° 48' E. 275.01 feet; thence leaving the centerline of the said road and running S.
41° 12' W. 236.00 feet; thence S. 48° 48' E. 213.00 feet; thence N. 41° 12' E. 236.00 feet to the
centerline of the State Highway running between Halifax and Roanoke Rapids, North Carolina;
thence along the centerline of the said road S. 48° 48' E. 146.50 feet; thence leaving the
centerline of the said road and running S. 36° 17' W. 2118.74 feet; thence N. 53° 43' W.
1890.00 feet; thence N. 36° 17' E. 2265.99 feet to the point of beginning, containing 93.293
acres, more or less.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED REAL PROPERTY:





- 1 1. That tract conveyed to Robie L. Harris et ux int Book 552, Page 217, Halifax
- 2 Public Registry.
- 3 2. That tract conveyed to Robert H. Medlin in Book 841, Page 233, Halifax
- 4 Public Registry.
- 5 3. That tract conveyed to Joseph Benjamin Medlin in Book 841, Page 235,
- 6 Halifax Public Registry.
- 7 4. That tract conveyed to Dorothy M. Carr in Book 829, Page 117, Halifax
- 8 Public Registry.
- 9 5. That tract conveyed to Joyce M. Harris in Book 829, Page 119, Halifax
- 10 Public Registry.
- 11 6. That tract conveyed to James R. Medlin in Book 829, Page 121, Halifax
- 12 Public Registry.

13 The above described real property was conveyed to James R. Medlin by deed of Robert H.
14 Medlin et ux et al dated October 12, 1992, and recorded in Book 1548, Page 341, Halifax
15 Public Registry.

16 TRACT THREE

17 That certain lot or parcel of land lying, being and situate in Weldon Township,
18 Halifax County, North Carolina, and being on the South side of State Highway leading from
19 Day's Cross Roads to Halifax, North Carolina, and more particularly described as follows:
20 Beginning at a stake on the South side of said highway said stake being 104.17 feet East from
21 the Northeast corner of the property line of Vernon H. Daughtry; thence along said highway S.
22 40 deg. 47' E. 104.16 feet to a stake; thence S. 36 deg. 17' W. 239.11 feet to a stake, thence N.
23 40 deg. 47' W. 104.17 feet to a stake; thence N. 36 deg. 17' E. 239.11 feet to a stake, the point
24 of beginning. The above described real property was surveyed and platted August 18, 1962, by
25 J.W. Traylor, R.L.S., Roanoke Rapids, North Carolina. The above described real property is the
26 identical real property conveyed to James R. Medlin by deed of Irving G. Medlin et ux, dated
27 August 23, 1962, and recorded in Book 668, Page 560, Halifax Public Registry. Reference to
28 said map and deed being hereby made for a greater certainty of description.

29 TRACT FOUR

30 That certain tract or parcel of land in Weldon Township, Halifax County, North
31 Carolina, and described as follows: Beginning at a point on the Southern edge of Chantilly
32 Road, a corner for the lands now or formerly belonging to Vernon Daughtry; thence South 40
33 degrees 17 min. East 208.3 feet along the Southern edge of Chantilly Road to a corner; thence
34 South 36 degrees 17 min. West 575.8 feet; thence North 48 degrees 52 min. West 203.6 feet to
35 an iron; thence North 36 degrees 17 min. East 607.0 feet to the point of beginning, containing
36 2.77 acres and shown as Lot #5 on map of the property of Irving G. Medlin prepared by J.W.
37 Traylor, R.L.S., March 21, 1973, and recorded in Book 17, Page 3, Halifax Public Registry.

38 There is excluded from the above described lands that portion of said lands
39 conveyed unto James R. Medlin by deed recorded in Book 668, Page 560, Halifax Public
40 Registry.

41 The above described real property was conveyed to James R. Medlin by deed of
42 Irving Medlin et ux, dated May 21, 1973, and recorded in Book 829, Page 121, Halifax Public
43 Registry.

44 TRACT FIVE

45 Those eight (8) certain lots or parcels of land lying, situate and being in Weldon
46 Township, Halifax County, North Carolina, designated and shown as Lots Nos. One (1), Two
47 (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block "A", according to
48 "Map Showing Property of Vernon H. Daughtry Known as 'Trading Post'", Weldon Township,
49 Halifax County, N.C., which map or plat was prepared by J.W. Traylor, R.L.S., June 30, 1960,
50 and is duly recorded in the Office of the Register of Deeds for Halifax County in Plat Book 9 at
51 Page 84. The above described real property is the identical real property conveyed to James R.



1 Medlin et ux by deed of Gilmer C. Lassiter et ux, dated October 9, 1972, and recorded in Book
2 806, Page 81, Halifax Public Registry. Reference to said map and deed hereby made for a
3 greater certainty of description.

4 Being all of Halifax County Tax Parcel Nos. 12-01680; 12-01681; 12-01682;
5 12-03390; 12-03393.

6 Joyce M. Harris Property

7 That certain tract or parcel of land in Weldon Township, Halifax County, North
8 Carolina, and described as follows: Beginning at a new iron pipe in the Southern right of way
9 of N.C. State Highway #125, said beginning point being located S. 52° 23' E. 105.0 feet from
10 the Northeastern corner for that property conveyed to Joseph B. Medlin in Book 878, Page 275,
11 Halifax Public Registry; thence along the Southern right of way of said State Highway #125, S.
12 51° 02' E. 164.3 feet to a new iron pipe; thence a new made line, S. 32° 45' W. 543.9 feet to a
13 new iron pipe; thence another new made line, N. 51° 02' W. 164.3 feet to a new iron pipe,
14 Southeastern corner for property conveyed this date to Joseph B. Medlin; thence along the
15 Eastern line of said Medlin property N. 32° 45' E. 543.9 feet to the point of beginning, and
16 being shown and designated as "Lot B" containing 2.04 acres, according to "Plat Showing
17 Property Surveyed for James R. Medlin" by Cyril C. Waters, Registered Land Surveyor, under
18 date of September 14, 1992, and being the identical real property conveyed to Joyce M. Harris
19 by deed of James R. Medlin et ux, dated October 12, 1992, and recorded in Book 1548, Page
20 349, Halifax Public Registry. Being all of Halifax County Tax Parcel No. 12-03464.

21 Robert H. Medlin Property

22 That certain tract or parcel of land situate in Weldon Township, Halifax County,
23 North Carolina, more particularly described as follows: Beginning at a point on the Southern
24 edge of Chantilly Road, which said point is 812.40 feet Southeast of the lands of Vernon
25 Daughtry; thence South 30° 00' West 544.9 feet to a corner; thence South 57° 02' West 290.1
26 feet to a corner; thence North 36° 17' East 562.0 feet to Chantilly Road; thence South 52° 46'
27 East 229.7 feet along said road to the point of beginning, containing 3.29 acres, and shown as
28 Tract #2 on map showing property of Irvin G. Medlin et ux, prepared by J.W. Traylor, R.L.S.,
29 dated March 21, 1973. This being the identical real property conveyed to Robert H. Medlin by
30 deed of Joseph Benjamin Medlin et ux, dated October 8, 1974, and recorded in Book 878, Page
31 278, Halifax Public Registry. Being all of Halifax County Tax Parcel No. 12-03391.

32 Joseph Benjamin Medlin Property

33 Those certain lots or parcels of land situate in Weldon Township, Halifax County,
34 North Carolina, more particularly described as follows: Beginning at a point on the South side
35 of Chantilly Road, which said point is 1047.7 feet Southeast of the lands of Vernon Daughtry;
36 thence leaving said road South 32° 54' West 544.9 feet to a corner; thence North 52° 00' West
37 207.9 feet to a corner; thence North 30° 00' East 544.9 feet to the Southern edge of Chantilly
38 Road; thence South 52° 46' East 235.3 feet along said road to the point of beginning, containing
39 2.77 aces and shown as Tract #1 on map showing property of Irvin G. Medlin et ux prepared by
40 J.W. Traylor, R.L.S., dated March 21, 1973. Being all of Halifax County Tax Parcel No.
41 12-01691.

42 Shelly M. Strickland Property

43 That certain tract or parcel of land in Weldon Township, Halifax County, North
44 Carolina, and described as follows: Beginning at an existing iron pipe in the Southern right of
45 way of N.C. State Highway #125, said beginning point being the Northeastern corner for that
46 property conveyed to Joseph B. Medlin in Book 878, Page 275, Halifax Public Registry; thence
47 along the Southern right of way of said State Highway #125, S. 52° 23' E. 105.0 feet to a new
48 iron pipe; thence another new made line S. 32° 45' E. 543.9 feet to a new iron pipe; thence
49 another new made line N. 52° 30' W. 105.0 feet to an existing iron pipe in the line of said
50 Joseph B. Medlin; thence along the Eastern line of said Medlin property N. 32° 45' E. 543.9
51 feet to the point of beginning, and being shown and designated as "Lot A", containing 1.31



1 Acres, according to "Plat Showing Property Surveyed for James R. Medlin" by Cyril C.
2 Waters, Registered Land Surveyor, under date of September 14, 1992; and being the identical
3 real property conveyed to Shelly M. Strickland by deed of Joseph B. Medlin, dated April 9,
4 1997, and recorded in Book 1702, Page 633, Halifax Public Registry. Being all of Halifax
5 County Tax Parcel No. 12-03463.

6 David Earl Carr Property

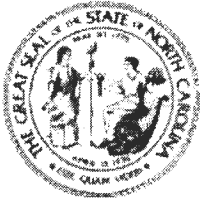
7 That certain tract or parcel of land in Weldon Township, Halifax County, North
8 Carolina, and described as follows: Beginning at a point on the Southern edge of the Chantilly
9 Road at the Northeast corner of the lands conveyed unto Joyce M. Harris; thence South 51
10 degrees 48 min. East 187.2 feet along the Southern edge of said road; thence South 36 degrees
11 17 min. West 562.0 feet; thence North 49 degrees 40 min. West 187.5 feet; thence North 36
12 degrees 17 min. East 555 feet to the point of beginning, containing 2.40 acres and shown as Lot
13 #3 on map prepared by J.W. Traylor, R.L.S., March 21, 1973. The above described real
14 property is the identical real property conveyed to Peggy Louise Carr et al by deed of James M.
15 Carr, by and through Betty K. Williams Carr, his attorney in fact, and his wife, Betty K.
16 Williams Carr, dated November 18, 1999, and recorded in Book 1814, Page 210, Halifax
17 County Public Registry. Being all of Halifax County Tax Parcel No. 12-03392.

18 **SECTION 2.** This act has no effect upon the validity of any liens of the Town of
19 Weldon for ad valorem taxes or special assessments outstanding before the effective date of
20 this act. Such liens may be collected or foreclosed upon after the effective date of this act as
21 though the property were still within the corporate limits of the Town of Weldon.

22 **SECTION 3.** This act becomes effective June 30, 2015.



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HOUSE BILL 526: Town of Norwood/Deannexation

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 3, 2015
Introduced by:	Rep. Burr	Prepared by:	Greg Roney
Analysis of:	PCS to First Edition H526-CSTMxr-27		Committee Counsel

SUMMARY: *The Proposed Committee Substitute (PCS) to House Bill 526 would deannex property from the corporate limits of the Town of Norwood that meets all of the following requirements:*

- *Annexed by S.L. 2004-43.*
- *Leased from or owned by Duke Energy Corporation.*
- *Regulated by the Federal Energy Regulatory Commission (FERC).*

The PCS removes a parcel from the tract being deannexed and corrects the effective date.

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexations. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

In 2004, the General Assembly legislatively extended the corporate limits of the Town of Norwood to include certain described property, totaling approximately 1,025 acres.

BILL ANALYSIS: The PCS to House Bill 526 would remove all of the property described in S.L. 2004-43 that is both (i) leased from or owned by Duke Energy Corporation and (ii) regulated by the Federal Energy Regulatory Commission (FERC), including that portion of Lake Tillery that is shown on a map of the corporate limits of the Town of Norwood recorded in the Stanly County Registry, Book 19, Page 40.

BACKGROUND: The property description includes a portion of Lake Tillery.

EFFECTIVE DATE: The PCS to House Bill 526 would become effective June 30, 2015.

Erika Churchill with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



Research Division
(919) 733-2578



**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015**

H

D

**HOUSE BILL 526
PROPOSED COMMITTEE SUBSTITUTE H526-CSTMxr-27 [v.2]**

6/2/2015 6:30:55 PM

Short Title: Town of Norwood/Deannexation. (Local)

Sponsors: _____

Referred to: _____

April 2, 2015

1 A BILL TO BE ENTITLED
2 AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
3 LIMITS OF THE TOWN OF NORWOOD.
4 The General Assembly of North Carolina enacts:
5 **SECTION 1.** The following described property is removed from the corporate
6 limits of the Town of Norwood:
7 All of the property described in S.L. 2004-43 that is both (i) leased from or owned
8 by Duke Energy Corporation and (ii) regulated by the Federal Energy Regulatory Commission
9 (FERC), including that portion of Lake Tillery that is shown on a map of the corporate limits of
10 the Town of Norwood recorded in the Stanly County Registry, Book 19, Page 40, except that
11 property identified by the Stanly County Tax Record Number: 13795 and Pin Number:
12 657403049184.
13 **SECTION 2.** This act has no effect upon the validity of any liens of the Town of
14 Norwood for ad valorem taxes or special assessments outstanding before the effective date of
15 this act. Such liens may be collected or foreclosed upon after the effective date of this act as
16 though the property described in Section 1 of this act were still within the corporate limits of
17 the Town of Norwood.
18 **SECTION 3.** This act becomes effective June 30, 2015.







HOUSE BILL 400: Town of Mint Hill/Annexations

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 3, 2015
Introduced by:	Rep. Brawley	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *House Bill 400 would annex three described tracts into the Town of Mint Hill.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, North Carolina law sets forth four basic ways in which a municipality may annex an area:

- Voluntary Annexation. – The owners of all real property in an area contiguous to the municipality desiring to be annexed sign a petition requesting annexation.
- Voluntary Satellite Annexation. – The owners of all real property in the area desiring to be annexed sign a petition requesting annexation, if it otherwise meets the statutory requirements.
- Municipal-Initiated Annexation subject to a referendum. – The municipality initiates annexation proceeding, pursuant to statutory requirements.
- Legislative Act. – The General Assembly has the authority to extend the boundaries of any municipality.

BILL ANALYSIS: House Bill 400 would annex three described parcels of land, in the Irongate, Plantation Falls, and Pleasant Valley areas, into the corporate limits of the Town of Mint Hill.

EFFECTIVE DATE: House Bill 400 would become effective June 30, 2015.

Giles S. Perry with the Research Division substantially contributed to this summary.





GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

1

HOUSE BILL 400

Short Title: Town of Mint Hill/Annexations. (Local)

Sponsors: Representative Brawley (Primary Sponsor).

For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government, if favorable, Finance.

March 31, 2015

A BILL TO BE ENTITLED

AN ACT ADDING CERTAIN DESCRIBED PROPERTY TO THE CORPORATE LIMITS
OF THE TOWN OF MINT HILL.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is added to the corporate limits of
the Town of Mint Hill:

TRACT #1

Being all of the property shown on the plat recorded in Map Book 48, Page 489 of
the Mecklenburg County Register of Deeds, entitled "Final Plat for Irongate of Mint Hill,
LLC," and also shown on the plat recorded in Map Book 48, Page 894, aforesaid registry
entitled "Revision of Final Plat for Reserve Properties, Inc., (owner) of (Map Book 48/489)
Irongate, Map 1", reference to said plats is hereby made for a more particular description.

TRACT #2

Being all of the property shown on the plat recorded in Map Book 46, Page 525 of
the Mecklenburg County Register of Deeds, entitled "Plantation Falls Map 1," and also shown
on the plat recorded in Map Book 46, Page 561, aforesaid registry entitled "Revision Plantation
Falls Map 1", reference to said plats is hereby made for a more particular description.

TRACT #3

Being all of the property shown on the plat recorded in Map Book 44, Page 183 of
the Mecklenburg County Register of Deeds, entitled "Revision of Map Book 34 Page 593
Pleasant Valley Subdivision", reference to said plat is hereby made for a more particular
description.

SECTION 2. This act becomes effective June 30, 2015.





Committee Sergeants at Arms

NAME OF COMMITTEE FINANCE SUBCOMM. ON ANNEX AND DEANNEX

DATE: 06-03-2015

Room: 1425

House Sgt-At Arms:

1. Name: REGGIE SILLS

2. Name: TERRY McCRAW

3. Name: CHRIS McCracken

4. Name: _____

5. Name: _____

Senate Sgt-At Arms:

1. Name: _____

2. Name: _____

3. Name: _____

4. Name: _____

5. Name: _____



VISITOR REGISTRATION SHEET

FINANCE SUBCOMM ON ANNEX AND DEANNEX

Name of Committee

06-03-2015

Date _____

VISITORS: PLEASE SIGN IN BELOW AND RETURN TO COMMITTEE CLERK

NAME _____

FIRM OR AGENCY AND ADDRESS

[illegible]



**NORTH CAROLINA HOUSE OF REPRESENTATIVES
COMMITTEE MEETING NOTICE
AND
BILL SPONSOR NOTIFICATION
2015-2016 SESSION**

You are hereby notified that the **House Committee on Finance, Subcommittee on Annexation and Deannexation** will meet as follows:

DAY & DATE: Wednesday, June 10, 2015
TIME: 8:30 AM
LOCATION: 1425 LB

The following bills will be considered:

BILL NO.	SHORT TITLE	SPONSOR
HB 386	Hope Mills/Spring Lake/Satellite Annexations.	Representative Szoka
HB 411	Town of Angier/Deannexation.	Representative Lewis Representative Salmon
HB 412	Dunn Annexation/Holly Ridge Annexation.	Representative Lewis Representative Salmon
SB 141	Waynesville Annexation/Referendum.	Senator J. Davis
SB 218	Franklin/Archdale/Satellite Annexation.	Senator J. Davis
SB 256	Durham Voluntary Annexations/Adjacent Streets.	Senator McKissick Senator Woodard
HB 131	Town of Maggie Valley/Deannexation.	Representative Presnell

Respectfully,

Rep. Stephen Ross

I hereby certify this notice was filed by the committee assistant at the following offices at 11:35 AM on Friday, October 09, 2015.

____ Principal Clerk
____ Reading Clerk – House Chamber

Laura Puryear (Committee Assistant)



**House Committee on Finance, Subcommittee on Annexation and
Deannexation
Wednesday, June 10, 2015, 8:30 AM
1425 Legislative Building**

AGENDA

Welcome and Opening Remarks

Chairman Stephen Ross, presiding.

Introduction of Pages

Bills

BILL NO.	SHORT TITLE	SPONSOR
HB 386	Hope Mills/Spring Lake/Satellite Annexations.	Representative Szoka
HB 411	Town of Angier/Deannexation.	Representative Lewis Representative Salmon
HB 412	Dunn Annexation/Holly Ridge Annexation.	Representative Lewis Representative Salmon
SB 141	Waynesville Annexation/Referendum.	Senator J. Davis
SB 218	Franklin/Archdale/Satellite Annexation.	Senator J. Davis
SB 256	Durham Voluntary Annexations/Adjacent Streets.	Senator McKissick Senator Woodard
HB 131	Town of Maggie Valley/Deannexation.	Representative Presnell

Adjournment



North Carolina General Assembly

House Finance Subcommittee on Annexation and Deannexation

June 10, 2015

Minutes

The House Finance Subcommittee on Annexation and Deannexation met Wednesday, June 10, 2015 at 8:30 am in Room 1425 of the Legislative Building. The following members were present: Chairman Ross, Representative Bradford, Representative Hanes, and Representative Steinburg.

Chairman Ross called the meeting to order at 8:50 am and recognized the pages and members of the House Sergeants at Arms.

The first bill considered by the committee was HB 386 – HOPE MILLS/SPRING LAKE/SATELLITE ANNEXATIONS (attachment 1). The chair recognized Representative Szoka to present the bill. There was no discussion on the bill. Representative Bradford made a motion for a favorable report to HB 386 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The second bill considered by the committee was SB 256 – DURHAM VOLUNTARY ANNEXATIONS/ADJACENT STREETS (attachment 2). The chair recognized Senator McKissick to present the bill. There was no discussion on the bill. Representative Bradford made a motion for a favorable report to HB 266 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The third bill considered by the committee was SB 218 – FRANKLIN/ARCHDALE/SATELLITE ANNEXATION (attachment 3). The chair recognized Senator J. Davis to present the bill. There was no discussion on the bill. Representative Steinburg made a motion for a favorable report to SB 218 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The fourth bill considered by the committee was the PCS to HB 412 – CITY OF DUNN ANNEXATION (attachment 4). Representative Bradford moved to place the PCS before the committee for discussion, and the motion carried. The chair recognized Representative Salmon to present the bill. There was no discussion on the bill. Representative Bradford made a motion for a favorable report to the PCS to HB 412, unfavorable to the original, with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The fifth bill considered by the committee was HB 411 – TOWN OF ANGIER/DEANNEXATION (attachment 5). The chair recognized Representative Salmon to present the bill. There was no discussion on the bill. Representative Steinburg made a motion for a favorable report to HB 411 with a referral to the full House Finance Committee. Chairman Ross called the matter to a vote and the motion carried.

The sixth bill considered by the committee was SB 141 – WAYNESVILLE ANNEXATION/REFERENDUM (attachment 6). The chair recognized Senator J. Davis to present the bill. A map was passed out for reference (attachment 7), along with a joint resolution



of support for SB 141 (attachment 8). There was brief public commentary on the bill from the following members of the public:


- Chip Killian of Nelson Mullins
- Ed LaFontane, representative of Lake Junaluska Assembly
- Jack Ewing, Executive Director of Lake Junaluska Assembly
- Bill King, Member of Lake Junaluska Community Council
- Ron Clauser, resident of Lake Junaluska
- Clifton Metcalf, resident of Lake Junaluska

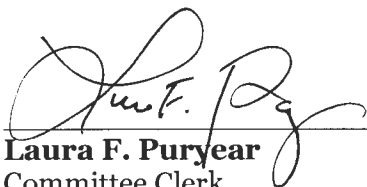
There was brief discussion among the committee members. Representative Bradford was recognized to make a motion for a favorable report to SB 141 with a referral to the full House Finance Committee. The motion carried.

The seventh bill considered by the committee was the PCS to HB 131 – TOWN OF MAGGIE VALLEY/DEANNEXATION (attachment 9). Representative Presnell was recognized to present the bill. There was brief discussion on the bill. Rick Helfers, resident of the Evergreen Heights community of Maggie Valley and President of the Evergreen Heights Road Maintenance Committee, was recognized for public commentary. Representative Bradford was recognized to make a favorable report to the PCS to HB 131, unfavorable to the original, with a referral to the full House Finance Committee. The chair called the matter to a vote and the motion carried.

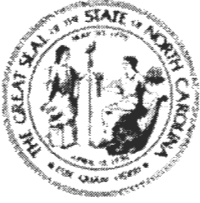
There being no further business before the committee, Chairman Ross adjourned the meeting at 9:20 am.

Respectfully submitted,


Representative Stephen Ross
Chairman
House Finance Subcommittee on Annexation
and Deannexation


Laura F. Puryear
Committee Clerk
House Finance Subcommittee on Annexation
and Deannexation





HOUSE BILL 386: Hope Mills/Spring Lake/Satellite Annexations

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 10, 2015
Introduced by:	Rep. Szoka	Prepared by:	Greg Roney
Analysis of:	Second Edition		Committee Counsel

SUMMARY: *House Bill 386 would exempt the Towns of Hope Mills and Spring Lake from the 10% area cap on voluntary satellite annexation.*

CURRENT LAW: G.S. 160A-58.1 governs voluntary municipal annexation of noncontiguous property, also known as voluntary *satellite* annexation. If all property owners in a satellite area petition a municipality for voluntary annexation of the noncontiguous property, the municipality may annex the property, if the following 5 requirements are met:

1. The nearest point on the proposed satellite corporate limits must be not more than 3 miles from the primary corporate limits of the annexing city.
2. No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city.
3. The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.
4. If the area proposed for annexation, or any portion thereof, is a subdivision as defined in G.S. 160A-376, all of the subdivision must be included.
5. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed 10% of the area within the primary corporate limits of the annexing city.

BILL ANALYSIS: House Bill 386 would add the Towns of Hope Mills and Spring Lake to the list of municipalities exempted from the 10% area cap on voluntary satellite annexation.

EFFECTIVE DATE: House Bill 386 would become effective when it becomes law.

Giles S. Perry with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



Research Division
(919) 733-2578



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

2

HOUSE BILL 386
Committee Substitute Favorable 4/27/15

Short Title: Hope Mills/Spring Lake/Satellite Annexations. (Local)

Sponsors:

Referred to:

March 31, 2015

A BILL TO BE ENTITLED
AN ACT REMOVING CERTAIN RESTRICTIONS ON SATELLITE ANNEXATIONS FOR
THE TOWNS OF HOPE MILLS AND SPRING LAKE.

The General Assembly of North Carolina enacts:

SECTION 1. S.L. 1997-151 as it applies to the Town of Hope Mills is repealed.

SECTION 2. G.S. 160A-58.1 reads as rewritten:

"§ 160A-58.1. Petition for annexation; standards.

...

(b) A noncontiguous area proposed for annexation must meet all of the following standards:

...

(5) The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city.

This subdivision does not apply to the Cities of Belmont, Claremont, Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville, Hickory, Kannapolis, Locust, Marion, Mount Airy, Mount Holly, New Bern, Newton, Oxford, Randleman, Roanoke Rapids, Rockingham, Sanford, Salisbury, Southport, Statesville, and Washington and the Towns of Ahoskie, Angier, Apex, Ayden, Benson, Bladenboro, Bridgeton, Burgaw, Calabash, Catawba, Clayton, Columbia, Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Fuquay-Varina, Garner, Godwin, Granite Quarry, Green Level, Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton, Hope Mills, Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Leland, Lillington, Louisburg, Maggie Valley, Maiden, Mayodan, Maysville, Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville, Oak Island, Ocean Isle Beach, Pembroke, Pine Level, Princeton, Ranlo, Richlands, Rolesville, Rutherfordton, Shallotte, Smithfield, Spencer, Spring Lake, Stem, Stovall, Surf City, Swansboro, Taylorsville, Troutman, Troy, Wallace, Warsaw, Watha, Waynesville, Weldon, Wendell, Windsor, Yadkinville, and Zebulon.

...."

SECTION 3. This act is effective when it becomes law.







SENATE BILL 256: Durham Voluntary Annexations/Adjacent Streets

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 10, 2015
Introduced by:	Sens. McKissick, Woodard	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *Senate Bill 256 would amend the Charter of the City of Durham to allow the City Council to include in the description of the area to be annexed any adjacent streets or street rights-of-way.*

CURRENT LAW: Part 1 of Article 4A of Chapter 160A governs voluntary annexation of contiguous areas, and Part 4 of Article 4A of Chapter 160A governs voluntary annexations of noncontiguous areas (i.e., satellite annexations). There is a provision in each Part stating that a city has no authority to adopt a resolution or petition itself to annex property it does not own or have any legal interest in, including State-maintained streets, unless it owns the underlying fee and not just an easement.

BILL ANALYSIS: Senate Bill 256 would amend the Charter of the City of Durham to allow the City Council to include in the description of the area to be annexed any adjacent streets or street rights-of-way.

EFFECTIVE DATE: This act is effective when it becomes law.

Kelly Tornow and Cindy Avrette, both with the Research Division, substantially contributed to this summary.

O. Walker Reagan
Director



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GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

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SENATE BILL 256

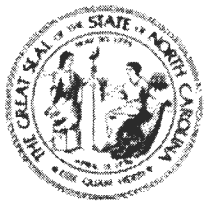
Short Title:	Durham Voluntary Annexations/Adjacent Streets.	(Local)
Sponsors:	Senators McKissick and Woodard (Primary Sponsors).	
Referred to:	Rules and Operations of the Senate.	

March 12, 2015

1 A BILL TO BE ENTITLED
2 AN ACT AMENDING THE CHARTER OF THE CITY OF DURHAM TO ALLOW THE
3 CITY TO ANNEX ADJACENT STREETS OR STREET RIGHTS-OF-WAY IN
4 VOLUNTARY ANNEXATIONS TO PREVENT CONFUSION ON THE PART OF
5 EMERGENCY WORKERS WHEN ATTEMPTING TO PROVIDE EMERGENCY
6 SERVICES WITHIN CITY LIMITS.
7 The General Assembly of North Carolina enacts:
8 **SECTION 1.** The Charter of the City of Durham, being Chapter 671 of the 1975
9 Session Laws, as amended, is amended by adding a new section to read as follows:
10 "Sec. 2.8. Notwithstanding the provisions of G.S. 160A-31(i) and G.S. 160A-58.7(b), in an
11 annexation ordinance adopted under Part 1 or Part 4 of Article 4A of Chapter 160A of the
12 General Statutes, the city council may include in the description of the area to be annexed any
13 adjacent streets or street rights-of-way."
14 **SECTION 2.** This act is effective when it becomes law.







SENATE BILL 218: Franklin/Archdale/Satellite Annexation

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 10, 2015
Introduced by:	Sen. J. Davis	Prepared by:	Greg Roney
Analysis of:	Second Edition		Committee Counsel

SUMMARY: *Senate Bill 218 would:*

- *Exempt the Town of Franklin from two satellite annexation requirements.*
- *Exempt the City of Archdale from one satellite annexation requirement.*
- *Deannex property from the Town of Murphy.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexation. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

G.S. 160A-58.1 governs voluntary municipal annexation of noncontiguous property (i.e., voluntary satellite annexation). If all property owners in a satellite area petition a municipality for voluntary annexation of the noncontiguous property, the municipality may annex the property, if the following 5 requirements are met:

1. The nearest point on the proposed satellite corporate limits must be not more than 3 miles from the primary corporate limits of the annexing city.
2. No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city.
3. The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.
4. *If the area proposed for annexation, or any portion thereof, is a subdivision as defined in G.S. 160A-376, all of the subdivision must be included.*
5. *The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed 10% of the area within the primary corporate limits of the annexing city.*

BILL ANALYSIS: Senate Bill 218 would exempt the Town of Franklin and the City of Archdale from the requirement that all of the subdivision must be included if the area proposed for annexation is partially or wholly contained within a subdivision.

The bill would also add the Town of Franklin to the group of municipalities exempted from the 10% area cap on voluntary satellite annexation.

O. Walker Reagan
Director



Research Division
(919) 733-2578



Senate Bill 218

Page 2

The bill would deannex property from the Town of Murphy.

EFFECTIVE DATE: Sections 1 and 2 of Senate Bill 218 that make local modifications to annexation requirements are effective when they become law. Section 3 that deannexes property in Murphy is effective June 30, 2015.

BACKGROUND: The General Assembly has exempted at least 17 other municipalities from the fourth standard and at least 100 other municipalities from the fifth standard.

The current town boundary of Murphy runs through the deannexed property in the middle of a person's home.

Cindy Avrette with the Research Division substantially contributed to this summary.



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

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2

SENATE BILL 218
Finance Committee Substitute Adopted 5/20/15

Short Title: Franklin/Archdale/Satellite Annexation. (Local)

Sponsors:

Referred to:

March 11, 2015

1 A BILL TO BE ENTITLED
2 AN ACT REMOVING CERTAIN RESTRICTIONS ON SATELLITE ANNEXATIONS FOR
3 THE TOWN OF FRANKLIN AND THE CITY OF ARCHDALE AND TO REMOVE
4 CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE
5 TOWN OF MURPHY.

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.(a)** G.S. 160A-58.1(b)(4) is repealed.

8 **SECTION 1.(b)** This section applies to the Town of Franklin and the City of
9 Archdale only.

10 **SECTION 2.(a)** G.S. 160A-58.1(b)(5) reads as rewritten:

11 **"§ 160A-58.1. Petition for annexation; standards.**

12 (b) A noncontiguous area proposed for annexation must meet all of the following
13 standards:

14 ...
15 (5) The area within the proposed satellite corporate limits, when added to the
16 area within all other satellite corporate limits, may not exceed ten percent
17 (10%) of the area within the primary corporate limits of the annexing city.

18 This subdivision does not apply to the Cities of Belmont, Claremont,
19 Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville, Hickory,
20 Kannapolis, Locust, Marion, Mount Airy, Mount Holly, New Bern, Newton,
21 Oxford, Randleman, Roanoke Rapids, Rockingham, Sanford, Salisbury,
22 Southport, Statesville, and Washington and the Towns of Ahoskie, Angier,
23 Apex, Ayden, Benson, Bladenboro, Bridgeton, Burgaw, Calabash, Catawba,
24 Clayton, Columbia, Columbus, Cramerton, Creswell, Dallas, Dobson, Four
25 Oaks, Franklin, Fuquay-Varina, Garner, Godwin, Granite Quarry, Green
26 Level, Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton,
27 Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Leland,
28 Lillington, Louisburg, Maggie Valley, Maiden, Mayodan, Maysville,
29 Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville,
30 Oak Island, Ocean Isle Beach, Pembroke, Pine Level, Princeton, Ranlo,
31 Richlands, Rolesville, Rutherfordton, Shallotte, Smithfield, Spencer, Stem,
32 Stovall, Surf City, Swansboro, Taylorsville, Troutman, Troy, Wallace,
33 Warsaw, Watha, Waynesville, Weldon, Wendell, Windsor, Yadkinville, and
34 Zebulon."

35 **SECTION 2.(b)** This section applies to the Town of Franklin only.





1 **SECTION 3.(a)** The following described property is removed from the corporate
2 limits of the Town of Murphy:

3 All that certain tract or parcel of land containing 41,817.60 square feet, more or less,
4 designated as Lot 2 of Lover's Leap Properties, Murphy Township, Cherokee County, North
5 Carolina and being more particularly described according to a plat of survey dated June 26,
6 1991, revised November 30, 1993, by Donald L. Cordell, R.L.S. and from said plat described
7 as follows:

8 BEGINNING on a 1/2" rebar set in the North boundary line of the herein described
9 lot, said beginning corner being situate South 24 deg 37' West 251.38 feet from a 4X4 concrete
10 monument designated TVA HR-318-6, said monument having grid coordinates (NAD 27)
11 X-419.715.0 and Y-528.283.0 and runs thence from said beginning corner North 65 deg 05'
12 East a distance of 213.68 feet to a 1/2" rebar set and North 65 deg 05' East a distance of 16.11
13 feet to a point; thence running with a line common to lands owned now or formerly by Davis,
14 South 01 deg 26' West a distance of 105.38 feet to a 1/2" rebar set, South 01 deg 26' West a
15 distance of 7.32 feet and South 24 deg 05' West a distance of 37.06 feet to a point; thence
16 running with a line common to Lot 3, Lover's Leap, South 76 deg 02' West a distance of 69.33
17 feet to a 1/2" rebar set, South 76 deg 02' West a distance of 116.53 feet to a 1/2" rebar set and
18 South 76 deg 02' West a distance of 159.05 feet to a point in the centerline of said existing
19 access road and running with a line common to Lot 1 of Lover's Leap North 30 deg 18' West a
20 distance of 9.68 feet, North 31 deg 54' West a distance of 57.26 feet, North 07 deg 50' West a
21 distance of 18.11 feet and North 39 deg 56' East a distance of 11.45 feet to a point in said road
22 centerline; thence turning and leaving said road and continuing with the line of Lot 1, North 00
23 deg 20' East a distance of 21.73 feet to a 1/2" rebar set; thence running with a line common to
24 adjoining lands of Dickey North 81 deg 02' East a distance of 176.32 feet to the BEGINNING.

25 **SECTION 3.(b)** This section has no effect upon the validity of any liens of the
26 Town of Murphy for ad valorem taxes or special assessments outstanding before the effective
27 date of this section. Such liens may be collected or foreclosed upon after the effective date of
28 this section as though the property described in Section 3(a) of this act were still within the
29 corporate limits of the Town of Murphy.

30 **SECTION 3.(c)** This section becomes effective June 30, 2015.

31 **SECTION 4.** Except as otherwise provided, this act is effective when it becomes
32 law.





HOUSE BILL 412: City of Dunn Annexation

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 10, 2015
Introduced by:	Reps. Lewis, Salmon	Prepared by:	Greg Roney
Analysis of:	PCS to First Edition H412-CSTMxr-28		Committee Counsel

SUMMARY: *The Proposed Committee Substitute (PCS) to House Bill 412 would annex certain described property into the corporate limits of the City of Dunn.*

The PCS moves the effective date from July 1 to June 30 which is the end of the property tax year.

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexations. Annexation is the method by which municipalities expand the boundaries of the municipality, following certain statutorily prescribed steps in order to add an area into its boundaries. The municipality must provide, or contract to provide, basic services to the area. These services include police protection, fire protection, solid waste collection and the extension of water and sewer lines to the area.

North Carolina law sets forth four basic ways in which a municipality may annex an area.

- Voluntary Annexation. – The owners of all real property in an area contiguous to the municipality desiring to be annexed sign a petition requesting annexation.
- Voluntary Satellite Annexation. – The owners of all real property in the area desiring to be annexed sign a petition requesting annexation, if it otherwise meets the statutory requirements.
- Municipal-Initiated Annexation subject to a referendum. – The municipality initiates annexation proceeding, pursuant to statutory requirements.
- Legislative Act. – The General Assembly has the authority to extend the boundaries of any municipality.

BILL ANALYSIS: The PCS to House Bill 412 would annex approximately 10.93 acres of land located at 3948 Hodges Chapel Road into the corporate limits of the City of Dunn.

EFFECTIVE DATE: The PCS to House Bill 412 would be effective June 30, 2015.

Erika Churchill with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



Research Division
(919) 733-2578



**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015**

H

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**HOUSE BILL 412
PROPOSED COMMITTEE SUBSTITUTE H412-CSTMxr-28 [v.2]**

6/8/2015 6:19:56 PM

Short Title: City of Dunn Annexation. (Local)

Sponsors:

Referred to:

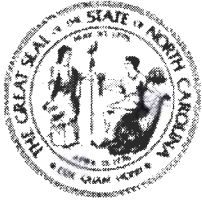
April 1, 2015

1 A BILL TO BE ENTITLED
2 AN ACT TO ANNEX CERTAIN DESCRIBED PROPERTY TO THE CITY OF DUNN.
3 The General Assembly of North Carolina enacts:
4 **SECTION 1.** The corporate limits of the City of Dunn are increased to include the
5 following described tracts located at 3948 Hodges Chapel Road, Harnett County:
6 Tract 1: Harnett County parcel number 02-1527-0047-01, PIN number
7 1537-18-9972.000, constituting 8.878 acres.
8 Tract 2: Harnett County parcel number 02-1529-0032-01, PIN number
9 1537-28-1692.000, constituting 2.046 acres.
10 **SECTION 2.** This act becomes effective June 30, 2015.



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HOUSE BILL 411: Town of Angier/Deannexation

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 10, 2015
Introduced by:	Reps. Lewis, Salmon	Prepared by:	Greg Roney
Analysis of:	First Edition		Committee Counsel

SUMMARY: *House Bill 411 would deannex approximately 150 acres from the Town of Angier*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexation. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

BILL ANALYSIS: House Bill 411 would deannex two properties totaling approximately 150 acres from the Town of Angier.

Property taxes and special assessments imposed by the Town of Angier before the effective date would remain valid and may be collected as if the property were still in the Town.

EFFECTIVE DATE: This act becomes effective June 30, 2015.

Kelly Tornow with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



* H 4 1 1 - S M T M - 5 7 E 1 - V 2 *

Research Division
(919) 733-2578



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

1

HOUSE BILL 411

Short Title: Town of Angier/Deannexation. (Local)

Sponsors: Representatives Lewis and Salmon (Primary Sponsors).

For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government, if favorable, Finance.

April 1, 2015

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
LIMITS OF THE TOWN OF ANGIER, AT THE REQUEST OF THE TOWN.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is removed from the corporate
limits of the Town of Angier:

TRACT 1: Marvie M. Mangum property

Being all of that tract or parcel of land lying in Black River Township, Harnett
County, North Carolina. Beginning at an existing railroad spike in the centerline of SR 1542
(Old Buies Creek Road) said point being located South 15 degrees 24 minutes 12 seconds East
for a distance of 6.81 feet from a MAG nail set at the centerline intersection of SR 1542 and SR
1540 and runs thence with the centerline of said SR 1542 Road South 18 degrees 46 minutes 20
seconds East for a distance of 90.63 feet to a MAG nail set; thence continuing with the
centerline of said SR 1542 the following courses and distances: South 17 degrees 46 minutes
39 seconds East for a distance of 49.72 feet to a MAG nail set; South 16 degrees 24 minutes 07
seconds East for a distance of 49.63 feet to a MAG nail set; South 14 degrees 01 minutes 13
seconds East for a distance of 49.66 feet to a MAG nail set; South 10 degrees 08 minutes 33
seconds East for a distance of 49.68 feet to a MAG nail set; South 05 degrees 36 minutes 50
seconds East for a distance of 49.75 feet to a MAG nail set; South 01 degrees 36 minutes 26
seconds East for a distance of 49.75 feet to a MAG nail set; South 01 degrees 45 minutes 53
seconds West for a distance of 49.66 feet to a MAG nail set; South 03 degrees 35 minutes 56
seconds West for a distance of 49.76 feet to a MAG nail set; South 05 degrees 09 minutes 24
seconds West for a distance of 99.20 feet to a MAG nail set; South 05 degrees 53 minutes 52
seconds West for a distance of 99.24 feet to a MAG nail set; South 06 degrees 22 minutes 48
seconds West for a distance of 98.42 feet to an existing nail; thence leaving said centerline
along the northern line of Reisha L. Lasater as described in Deed Book 2191, Page 521 Harnett
County Registry, North 81 degrees 00 minutes 48 seconds West for a distance of 439.97 feet to
an existing iron stake; thence continuing with the western line of said Lasater South 09 degrees
02 minutes 34 seconds West for a distance of 200.23 feet to an existing iron stake; thence
continuing with southern line of said Lasater South 81 degrees 00 minutes 48 seconds East for
a distance of 440.35 feet to a point in the centerline of SR 1542; thence continuing with the
centerline of SR 1542 the following courses and distances: South 14 degrees 59 minutes 47
seconds West for a distance of 49.04 feet to a MAG nail set; South 17 degrees 33 minutes 28
seconds West for a distance of 49.64 feet to a MAG nail set; South 20 degrees 16 minutes 57



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seconds West for a distance of 49.65 feet to a MAG nail set; South 22 degrees 58 minutes 58 seconds West for a distance of 49.40 feet to a MAG nail set; South 25 degrees 01 minutes 57 seconds West for a distance of 49.77 feet to a MAG nail set; South 25 degrees 41 minutes 14 seconds West for a distance of 98.58 feet to a MAG nail set; South 25 degrees 36 minutes 18 seconds West for a distance of 99.25 feet to a MAG nail set; South 26 degrees 04 minutes 05 seconds West for a distance of 99.01 feet to an existing cotton spindle; thence leaving said centerline along the northern line of Emily H. Dean as described in Deed Book 711, Page 409 Harnett County Registry, North 81 degrees 12 minutes 04 seconds West for a distance of 435.32 feet to an existing iron stake; thence leaving said Dean along the northern line of Emily H. Dean as described in Deed Book 392, Page 479 Harnett County Registry, South 89 degrees 04 minutes 50 seconds West for a distance of 1349.13 feet to an iron stake set; thence continuing along the northern line of said Dean South 62 degrees 04 minutes 51 seconds West for a distance of 286.69 feet to an iron stake set; thence continuing along the northern line of said Dean South 89 degrees 04 minutes 50 seconds West for a distance of 843.21 feet to an iron stake set in the eastern line of the Town of Angier as described in Deed Book 975, Page 327 and Plat Cabinet F, Slide 82-C Harnett County Registry; thence with the eastern line of said Town of Angier North 01 degrees 48 minutes 20 seconds East for a distance of 1617.00 feet to an existing lightwood stake said point being the southwest corner of Danny J. Honeycutt et. al. as described in Deed Book 1399, Page 100 Harnett County Registry; thence with the southern line of said Honeycutt South 89 degrees 16 minutes 50 seconds East for a distance of 1176.66 feet to an existing iron pipe, said point being the southwest corner of Randy L. Surles as described in Deed Book 2061, Page 35 and Plat Cabinet 1, Slide 122 Harnett County Registry; THENCE with the southern line of said Surles South 89 degrees 04 minutes 49 seconds East for a distance of 1096.37 feet to an existing concrete monument, said point being the southwest Map Number 2005-305 Harnett County Registry; thence with the southern line of said Krohn South 89 degrees 03 minutes 05 seconds East for a distance of 746.69 feet to the point and place of BEGINNING; Together with and subject to right-of-way of SR 1542 (which contains 0.914 Acre), 100 foot right-of-way for Progress Energy of the Carolinas (Deed Book 645, Page 285) covenants, easements, and restrictions of record. Said property contains 102.555 acres (101.641 Acres Net) more or less.

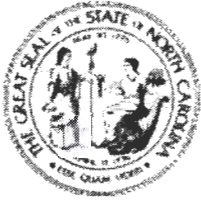
TRACT 2: Kathryn C. Morgan property

Being all of that tract or parcel of land lying in Black River Township, Harnett County, North Carolina. Beginning at a point, said point being an existing iron pipe found and said point having North Carolina State Plane Coordinates of N(y)=625, 153.62 and E(x)=2,071,844.81 and said beginning point being South 28 degrees 20' 14" West, 12,099.85 feet from North Carolina Geodetic Survey Station "Stephenson"; thence, leaving iron pipe South 86 degrees 49' 10" East, 1,355.27 feet to an existing iron pipe found; thence, South 04 degrees 33' 15" West, 181.26 feet to an existing iron pipe found; thence, South 86 degrees 40' 12" East, 497.35 feet to an iron pipe set, thence, North 03 degrees 10' 50" East, 182.50 feet to an iron pipe set; thence, South 86 degrees 37' 33" East, 395.74 feet to a point; thence South 15 degrees 55' 16" West, 1,048.68 feet to a point; thence, North 86 degrees 47' 07" West, 198.34 feet to an iron pipe set; thence, North 86 degrees 47' 07" West, 1791.25 feet to an iron pipe set; thence, North 01 degrees 53' 05" East, 1,023.28 to the point and place of beginning, and containing 2,076,668 SF or 47.67 acres, more or less.

SECTION 2. This act has no effect upon the validity of any liens of the Town of Angier for ad valorem taxes or special assessments outstanding before the effective date of this act. Such liens may be collected or foreclosed upon after the effective date of this act as though the property were still within the corporate limits of the Town of Angier.

SECTION 3. This act becomes effective June 30, 2015.





SENATE BILL 141: Waynesville Annexation/Referendum

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexatio	Date:	June 10, 2015
Introduced by:	Sen. J. Davis	Prepared by:	Greg Roney
Analysis of:	Second Edition		Committee Counsel

SUMMARY: *Senate Bill 141 would annex Lake Junaluska Assembly into the Town of Waynesville, upon vote of the affected areas.*

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexations. Annexation is the method by which municipalities expand the boundaries of the municipality, following certain statutorily prescribed steps in order to add an area into its boundaries. The municipality must provide, or contract to provide, basic services to the area. These services include police protection, fire protection, solid waste collection and the extension of water and sewer lines to the area.

North Carolina law sets forth four basic ways in which a municipality may annex an area.

- **Voluntary Annexation.** – The owners of all real property in an area contiguous to the municipality desiring to be annexed sign a petition requesting annexation.
- **Voluntary Satellite Annexation.** – The owners of all real property in the area desiring to be annexed sign a petition requesting annexation, if it otherwise meets the statutory requirements.
- **Municipal-Initiated Annexation subject to a referendum.** – The municipality initiates annexation proceeding, pursuant to statutory requirements. One of the statutory requirements is a referendum of the city and the proposed annexation area.
- **Legislative Act.** – The General Assembly has the authority to extend the boundaries of any municipality.

BILL ANALYSIS: Senate Bill 141 would authorize a November 2, 2015, referendum on the issue of whether the Lake Junaluska Assembly should be annexed into the Town of Waynesville. If a majority of the voters approve of the annexation, the annexation becomes effective on June 30, 2016.

EFFECTIVE DATE: The annexation is effective June 30, 2016, if the voters approve the annexation in the November 2015 referendum.

BACKGROUND: Lake Junaluska Assembly is an unincorporated community in Haywood County consisting of a 200-acre lake, and a Methodist conference and retreat center which currently provides municipal-type services to approximately 800 residential units within its boundary.

Erika Churchill with the Research Division substantially contributed to this summary.

O. Walker Reagan
Director



Research Division
(919) 733-2578



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

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SENATE BILL 141
State and Local Government Committee Substitute Adopted 5/13/15

Short Title: Waynesville Annexation/Referendum.

(Local)

Sponsors:

Referred to:

March 4, 2015

A BILL TO BE ENTITLED

AN ACT ADDING CERTAIN DESCRIBED PROPERTY TO THE CORPORATE LIMITS
OF THE TOWN OF WAYNESVILLE, SUBJECT TO A REFERENDUM.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is added to the corporate limits of
the Town of Waynesville:

BEING all that tract of land containing 1,200 acres more or less, with well-defined
boundaries commonly known as Lake Junaluska Assembly, established at the Laymen's
Conference of the Methodist Episcopal Church South in 1908 as a Christian mission,
educational, recreational, and spiritual retreat center, comprising a 200-acre lake,
approximately 800 residential units and the United Methodist Conference and Retreat Center,
located in Haywood County, and more particularly described within boundaries as follows,
based on references to Property Identification Numbers (PINs), Deed Books, and Pages,
Rights-of-Way, measurements, and existing municipal boundaries as maintained by the
Haywood County Geographic Information System as of January 28, 2013:

BEGINNING at a point in the center line of the Norfolk-Southern Railroad track,
said point being in the Southern right-of-way boundary of U.S. Highway 19-23-74 (Great
Smoky Mountain West Expressway) said point also being the Northeast corner of the property
described in Deed Book 404, page 557, Haywood County Registry, and runs with said highway
right-of-way Southwesterly approximately 2075 feet to the Northeasterly corner of Lot 10 of
property recorded in Plat Cabinet C, Slot 2468; thence with Northwest line of said Lot 10 and
Southerly margin of said Highway, S 32 deg. 04 min. 38 sec. W. 136.28 feet to a point in center
of Richland Creek; thence with the center of the creek in a Southwesterly direction 71.94 feet
to the intersection of the center of the creek with the Southern right-of-way of U.S. Highway
23-74; thence leaving creek and continuing with Southerly right-of-way boundary of U.S.
Highway 23-74 and Northerly boundary of that 40.583-acre tract shown on plat recorded in
Plat Cabinet C, Slot 3204, to the Northeasterly corner of property of Waynesville Police
Department Association, Inc., recorded in Deed Book 335, page 521; thence with line of that
property S. 21 deg. 24 min. E. 197.1 feet to a stake, and S. 60 deg. 31 min. W. 530 feet to a
stake, common corner of the Shuford Howell and Charles Liner property; thence S. 24 deg. 21
min. W. 434 feet to a stake; thence in a Northwesterly direction with line of property recorded
in Deed Book 374, page 995, to a point in Southerly right-of-way boundary of said highway;
thence with said right-of-way boundary in a Westerly direction to the Northeast corner of
property described in Deed Book 343, page 337; thence S. 27 deg. 03 min. 43 sec. E. 386.48
feet; thence S. 88 deg. 53 min. W. 318 feet; thence S. 69 deg. 40 min. 46 sec. W. 179.82 feet to
a point; thence continuing S. 69 deg. 40 min. 46 sec. W. to the Northwest corner of property





1 described in Deed Book 615, page 1330; thence S. 48 deg. 00 min. 49 sec. E. to Southeast
2 corner of Town of Waynesville 17.2 acre tract (PIN 8616-33-6754), being a part of the property
3 described in Deed Book 140, page 95, said point also being the Northeastmost corner of
4 property of Town of Waynesville recorded in Deed Book 615, page 1336; thence with line of
5 that property in a Southwesterly direction to the Southwest corner of said Town of Waynesville
6 17.2-acre tract; thence with Westerly boundary of that property and with corporate boundary of
7 Town of Waynesville in a Northwesterly direction, crossing U.S. Highway 23-74 to a point in
8 Southerly line of property described in Deed Book 343, page 343, and in Northerly margin of
9 said Highway 23-74, said point also being approximately 1162 feet from Southwest corner of
10 the property of William C. Davis (PIN 8616-23-1869) recorded in Deed Book 149, page 604,
11 and Easterly right-of-way boundary of U.S. Highway 276 (Russ Avenue); thence continuing
12 with Northerly right-of-way boundary of U.S. Highway 23-74 in an Easterly direction
13 approximately 3458 feet to the Southeast corner of Lot 40, Fairway Hills Subdivision, plat of
14 which is recorded in Plat Book I, page 42 (Plat Cabinet B, Slot 169) HCR; thence with the line
15 of that lot two calls as follows: N. 20 deg. 26 min. W. 75 feet to a concrete monument; thence
16 N. 69 deg. 34 min. E. 118 feet to a point in center of a road; thence N. 38 deg. W. 84 feet to the
17 intersection of said road with the center of Pleasant Hill Circle, Southeast corner of Lot 46 of
18 said subdivision; thence continuing with the center of the above first-mentioned road and the
19 Easterly boundary of Lots 46, 44 and 43 of said Subdivision to a point in center of SR 1257 and
20 in Southerly line of Lot 27 of said subdivision; thence with outside line of said subdivision N.
21 66 deg. E. 502 feet to the Southeast corner of Lot 23 of said Subdivision; thence with Easterly
22 lines of Lots 23, 22, 16, 14, 12, 10, 8, 6 and 4, N. 39 deg. W. 1274 feet to the Southeast corner
23 of Lot 1 of said subdivision; thence with said lot N. 39 deg. 00 min. W. 32 feet to the center of
24 Golf Course Road; thence with the center of said road and with Southwesterly line of Lots 1
25 and 2 of Block 125, Southern Assembly, plat of which is recorded in Plat Book K, page 81,
26 (Plat Cabinet B, Slot 217), HCR, to a point at the intersection of Golf Course Road and Fairway
27 Hills Drive; thence continuing in a Southwesterly direction with Golf Course Road to the
28 Southwest corner of Lot B12, Golf View Estates, plat of which is recorded in Plat Book I, page
29 21 (Plat Cabinet B, Slot 165); thence with Southerly lines of Lots B12 and B13 in a
30 Northeasterly direction to a point, Easternmost corner of Lot B13 of said subdivision; thence
31 with Easterly lines of Lots B13, B14 and A18 to a point in Southerly line of Tract E, Great
32 Laurels of Lake Junaluska (Plat Cabinet C, Slot 4325); thence with the line of that tract N. 63
33 deg. 58 min. 42 sec. E. 65.35 feet to an iron stake in Easterly boundary line of said Tract E;
34 thence with Easterly lines of said Tract E to the Southeast corner of Tract B of said property;
35 thence with Easterly lines of said Tract B to the Northeast corner of Tract B; thence with
36 Northerly line of said Tract B in a Westerly direction to a point, Westernmost corner of
37 property recorded in Deed Book 640, page 654; thence with Westerly line of said property N.
38 19 deg. E. to the Southeast corner of property described in Deed Book 335, page 682; thence
39 with Southerly line of said property in a Westerly direction to a stake at the Southeast corner of
40 property recorded in Deed Book 787, page 1175; thence N. 19 deg. 00 min. 00 sec. E. 334.09
41 feet to a stake in the Westerly margin of a 30 foot street and the Southern right-of-way
42 boundary of U.S. Highway 19 (Dellwood Road) thence in a Westerly direction with center of
43 said right-of-way to the Southwest corner of property described in Deed Book 827, page 2245,
44 and Plat Cabinet C, Slot 6162; thence N. 23 deg. 44 min. 49 sec. E. 194.15 feet to a point in
45 NCSR 1376 (Old County Road); thence with said road in an Easterly direction to an iron stake
46 at the Southwest corner of property described in Deed Book 428, page 1081; thence running
47 with the Westerly line of said property N. 05 deg. W. 150.0 feet to an iron pipe at the
48 Southwest corner of property described in Deed Book 417, page 1367; thence running with the
49 Westerly line of said property N. 03 deg. 24 min. 30 sec. W 125 feet to an iron pipe, corner
50 between Lots Nos. 2 and 3 of the John C. Noland property recorded in Plat Cabinet C, Slot 3;
51 thence with Easterly lines of Lots 3, 4 and 6 of said property N. 07 deg. 26 min. 19 sec. W.



1 697.07 feet to the Southeast corner of Lot 7B of plat entitled Division of Remainder of Lot 7,
2 John C. Noland Estate recorded in Plat Cabinet C, Slot 1180; thence with line of that lot N. 06
3 deg. 21 min. 44 sec. W. 197.66 feet to an iron pin, Northeast corner of said Lot 7B; thence with
4 Northerly lines of Lots 7B and 7A, N. 84 deg. 50 min. 11 sec. W. 307.81 feet to an existing
5 iron pin, Southeast corner of Lot B of Blueberry Hill Subdivision recorded in Plat Cabinet C,
6 Slot 741; thence with line of that lot N. 05 deg. 58 min. 29 sec. W. 32.95 feet to a stake,
7 Southeast corner of Lot A of said subdivision; thence with line of that lot N. 23 deg. 30 min. 14
8 sec. E. 232.01 feet to the Southeast corner of Lot 5 of Muckle Cove Subdivision, Plat Cabinet
9 A, Slot 42A; thence with Easterly lines of Lots 5, 6, 7, 16, 17 and 18 to a planted stone found in
10 fence at top of ridge, Southeast corner of Lot 1-D of property of Paul Kenneth Rathbone et ux.
11 recorded in Plat Cabinet C, Slot 5515; thence with Easterly boundary of Lots 1-D and 1-B of
12 said Rathbone property in a Northerly direction to the Southeast corner of Tract V of Susan
13 Queen Carver property recorded in Plat Cabinet C, Slot 3613; thence with Easterly lines of said
14 Tract V and thence continuing with the Easterly boundary of Tract VIII of said property in a
15 North direction to the Northwestmost corner of Lake Junaluska Assembly property recorded in
16 Deed Book 34, page 476, and the Southwestmost corner of Fullbright property recorded in
17 Deed Book 554, page 1739; thence with Northeasterly boundary of said Lake Junaluska
18 Assembly property and Southwesterly boundary lines of property of Robert G. Fullbright and
19 Sylvia F. Echols recorded in Plat Cabinet C, Slot 3723, in a Southeasterly direction to a point in
20 the Southwesterly boundary of property recorded in Deed Book 708, page 1269, and in center
21 of Sleepy Hollow Drive; thence leaving said road and running with the Southerly boundary of
22 said property in an Easterly direction to the Southwest corner of property described in Deed
23 Book 689, page 479; thence S. 84 deg. 55 min. 48 sec. E. 650.78 feet to the Southwest corner
24 of the Charles G. and Emma Jean Millwood, Trustees, property (PIN 8617-64-5125) recorded
25 in Deed Book 600, page 2127; thence with Southerly line of said property to the Southwest
26 corner of the Robert G. and Patricia H. Fullbright, Trustees, property recorded in Deed Book
27 473, page 1894, common corner with Lake Junaluska Assembly property recorded in Deed
28 Book 34, page 476; thence with the Northerly and thence Southwesterly boundary of said
29 Fullbright property a Southeasterly direction to the Northeast corner of Lot 26, Addition to
30 Section 23, Lake Junaluska Assembly, recorded in Plat Book K, page 81 (Plat Cabinet B, Slot
31 217), said property being described in Deed Book 295, page 394; thence with East line of said
32 property to the Northwest corner of property described in Deed Book 390, page 777, Tract 2;
33 thence N. 58 deg. 26 min. 12 sec. E. 124.09 feet to an iron pipe; thence S. 21 deg. 14 min. 00
34 sec. E. 105 feet to a point in center of a 10-foot wide asphalt drive, Northwest corner of
35 property described in Deed Book 212, page 208; thence with Northerly line of that property an
36 Easterly direction to the Northwest corner of property described in Deed Book 481, page 1136;
37 thence with Northerly boundary of said property in a Northeasterly direction to the
38 Southwesterly corner of property described in Deed Book 481, page 1136 (PIN 8617-73-6199);
39 thence with Westerly boundary of said property in a Northeasterly direction to a point,
40 Northwest corner of property described in Deed Book 582, page 2001; thence with Westerly
41 boundary of said property in a Southeasterly direction S. 61 deg. 54 min. 48 sec. E. 112.73 feet;
42 S. 58 deg. 19 min. 12 sec. E. 74.01 feet; S. 14 deg. 33 min. 53 sec. E. 64.58 feet; S. 02 deg. 28
43 min. 02 sec. E. 134.93 feet; and S. 29 deg. 47 min. 02 sec. E. 45.78 feet to the Northwest corner
44 of Lot 6 of the Olin T. and Katherine Mouzon Subdivision as shown on plat recorded in Plat
45 Book L, page 67 (Plat Cabinet B, Slot 235); thence S. 22 deg. 15 min. W. 53.0 feet to the
46 Northerly margin of Mouzon Drive as shown on said plat; thence with said margin of said
47 Drive in a Southeasterly direction S. 60 deg. E. 28.0 feet; S. 41 deg. E. 28.0 feet; S. 48 deg. 30
48 min. E. 54.0 feet; S. 80 deg. E. 48 feet; S. 70 deg. 30 min. E. 32 feet to the Southeast corner of
49 Lot 5 of said subdivision; thence continuing with margin of said drive and Southerly boundary
50 line of Lot 5, S. 80 deg. 00 min. E. 36.0 feet; S. 42 deg. 48 min. E. 31.0 feet; thence S. 73 deg.
51 13 min. E. 29.0 feet to a stake, common corner of Lots 5, 4 and 2 of said subdivision; thence



1 with Westerly line of said Lot 2, S. 03 deg. 00 min. E. 49 feet to a point, Northeastmost corner
2 of Lot 1A; thence continuing with line of Lot 2, S. 03 deg. 00 min. E. 119 feet to a stake,
3 Southwest corner of said Lot 2; thence with Southerly line of said lot S. 78 deg. 30 min. E. 150
4 feet to a point in outside line of said Mouzon subdivision, common corner of Lots 1 and 2 of
5 Patten Subdivision recorded in Plat Book G, page 32 (Plat Cabinet B, Slot 129), said point also
6 being in the Westerly margin of Wilcox Drive; thence with Easterly line of said Lot 1, S. 32
7 deg. 31 min. W. 195 feet to the Easternmost corner of property described in Deed Book 311,
8 page 676; thence with Easterly boundary of said property and continuing with Westerly margin
9 of Wilcox Drive in a Southerly direction to the intersection of Wilcox Drive, Bust O Dawn Dr.,
10 Old County Road (SR 1376) and Norton Way; thence with Old County Road (SR 1376) in an
11 Easterly and Southerly direction approximately 2075 feet to the Northwest corner of property
12 described in Deed Book 236, page 187, and Northeast corner of property described in Deed
13 Book 349, page 938, (Tri-Vista Villas Common Area); thence leaving County Road and with
14 line between said property described in Deed Book 349, page 938, and property described in
15 Deed Book 236, page 187, S. 10 deg. 05 min. E. 129 feet to a stake in center of Rogers Cove
16 Branch and in Northern boundary line of property described in Deed Book 571, page 1645;
17 thence continuing with said branch and Northerly boundary of said property in an Easterly
18 direction approximately 236.1 feet to a point in Westerly boundary of property described in
19 Deed Book 352, page 733; thence leaving the branch and running in a Southeasterly direction
20 approximately 57.9 feet to a point in Northern right-of-way boundary of Whittle Drive
21 extension (also known as Avenue "C"); thence with the arc of a curve running in a clockwise
22 direction with the margin of said Avenue "C" in a Southeasterly direction to the Southwestmost
23 corner of property described in Deed Book 382, page 694; thence continuing with said margin
24 of said Avenue "C" in a Southeasterly direction to the Northwestmost corner of property
25 described in Deed Book 534, page 614, HCR; thence leaving said Avenue "C" and with
26 Northerly boundary of property described in Deed Book 534, page 614, in an Easterly direction
27 N. 69 deg. 00 min. E. 29.3 feet to a stake; S. 71 deg. 15 min. E. 78 feet to a stake; and S. 34
28 deg. 00 min. E. 34 feet to a stake in Westerly boundary of property described in Deed Book
29 662, page 63; thence continuing with Easterly boundary of property described in Deed Book
30 534, page 614 in a Southwesterly direction to a butternut (walnut) tree, Southeastmost corner of
31 property described in Deed Book 534, page 614, and Northeastmost corner of property
32 described in Deed Book 517, page 2362; thence S. 21 deg. 30 min. W. 23.70 feet to an iron
33 pipe, said iron pipe also being in the Westerly boundary of property described in Deed Book
34 662, page 63; thence continuing with Easterly boundary of property described in Deed Book
35 517, page 2362, S. 32 deg. 48 min. 54 sec. E. 169.39 feet to a point, Northeastmost corner of
36 property described in Deed Book 836, page 1441; thence with Northerly boundary of said
37 property S. 72 deg. 35 min. 23 sec. W. 75.67 feet to a point in Eastern margin of Avenue "C",
38 Northwest corner of property described in Deed Book 836, page 1441; thence continuing with
39 said margin of Avenue "C" and Western boundary of said property in a Southwesterly direction
40 to the Southwest corner of said property; thence with Southern boundary of said property in a
41 Southeasterly direction to the Southwestmost corner of property described in Deed Book 662,
42 page 63; thence with Southerly boundary of said property in a Southeasterly direction to a
43 point, said point being in the center of Tail Race; thence with center of said Tail Race six calls
44 as follows: N. 09 deg. 02 min. 10 sec. E. 25.62 feet; N. 62 deg. 36 min. 22 sec. E. 111.25 feet;
45 N. 54 deg. 20 min. 18 sec. E. 100.98 feet; N. 50 deg. 17 min. 17 sec. E. 55.65 feet; N. 42 deg.
46 06 min. 04 sec. E. 95.69 feet, and N. 26 deg. 24 min. 03 sec. E. 83.89 feet to a point in center of
47 bridge over said Tail Race and in center of Old County Road (SR 1376); thence with center of
48 said road in a Southeasterly direction to the Northeasterly corner of property described in Deed
49 Book 822, page 2178, and as shown on plat recorded in Plat Cabinet C, Slot 6119; thence with
50 center of said road and with Easterly boundary of said property recorded in Deed Book 822,
51 page 2178, S. 41 deg. 49 min. 49 sec. E. 252.03 feet of the Northeast corner of property



described in Deed Book 472, page 386, and as shown on plat recorded in Plat Cabinet C, Slot 2683; thence continuing with said road and Easterly boundary of said property in a Southeasterly direction S. 40 deg. 06 min. 47 sec. E. 295.41 feet to the intersection of SR 1376 (Old County Road) and SR 1375 (Lake Junaluska Depot Road, aka South Lakeshore Drive); thence with center of said SR 1375 and Southerly boundary of said property S. 59 deg. 26 min. 13 sec. W. 307.22 feet to the Southwest corner of said property; thence continuing with center of SR 1375 in a Southwesterly direction approximately 960 feet to the point of intersection with said road and centerline of said Norfolk-Southern Railroad track; thence leaving said road and running with centerline of said railroad track in a Southwesterly direction approximately 1,500 feet to the Southern right-of-way boundary of U.S. Highway 23-74 (Great Smoky Mountain Expressway), the point of BEGINNING, containing approximately 1,200 acres, more or less.

SECTION 2. Section 1 of this act becomes effective only if approved by the qualified voters of the Town of Waynesville and the qualified voters of the area proposed for addition to the corporate limits by Section 1 of this act, being Lake Junaluska Assembly. For Lake Junaluska Assembly, the list of registered voters eligible to vote in the referendum shall be determined in accordance with METHOD A in G.S. 163-288.2. The referendum shall be conducted by the Haywood County Board of Elections on November 3, 2015. The question on the ballot shall be:

"[] FOR [] AGAINST

Extension of the corporate limits of the Town of Waynesville by the annexation of the area known as Lake Junaluska Assembly."

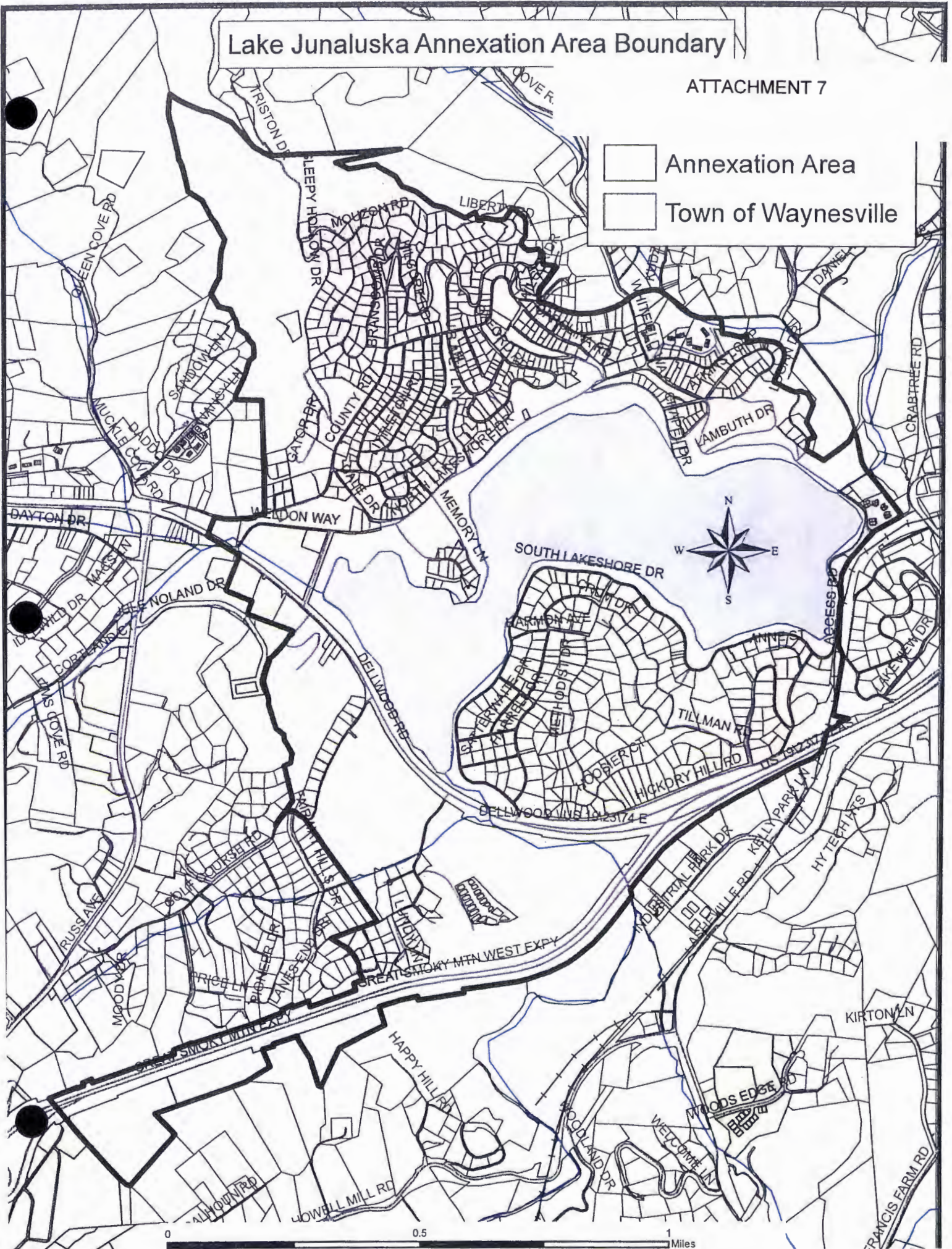
SECTION 3. If both a majority of the votes cast in the Town of Waynesville and a majority of the votes cast in the area known as Lake Junaluska Assembly are in favor of the question, Section 1 of this act becomes effective June 30, 2016. Otherwise, Section 1 of this act does not become effective. The remainder of this act is effective when it becomes law.

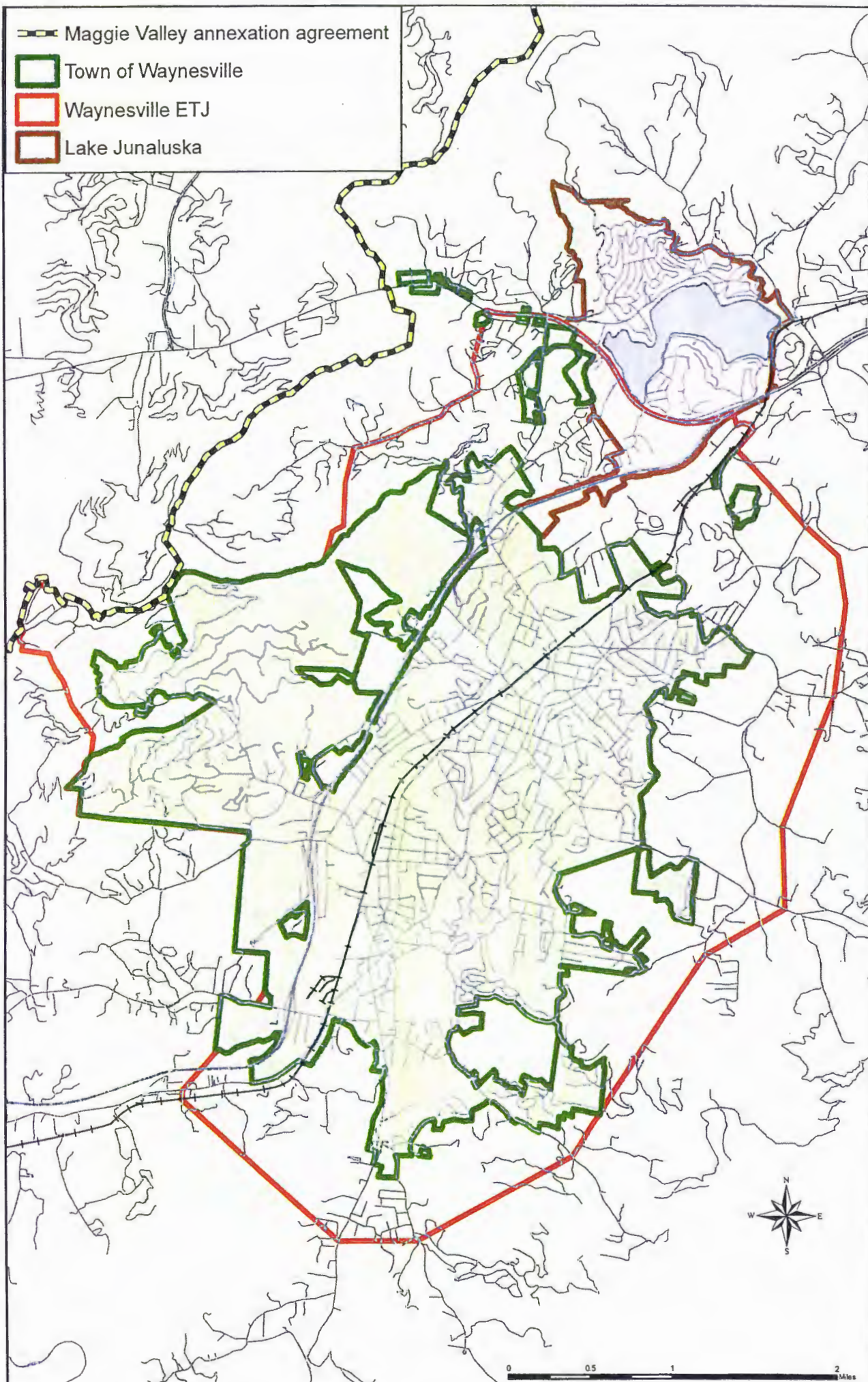


Lake Junaluska Annexation Area Boundary

ATTACHMENT 7

- Annexation Area
- Town of Waynesville





**JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM
AND
FOR THE EXTENSION OF CORPORATE LIMITS OF THE TOWN OF WAYNESVILLE
EFFECTIVE JUNE 30, 2016**

WHEREAS, on March 3rd, 2015, a local bill, Senate Bill 141, entitled Waynesville Annexation/Referendum was introduced by Senator Jim Davis (NC Senate District 50) with the full support of Representative Joe Sam Queen (NC House District 119); and

WHEREAS, in its 100 years of existence, the Lake Junaluska community has grown from a small seasonal summer camp to a 1200± acre year-round community of over 850 residential and commercial properties in need of a full range of municipal services; and

WHEREAS, the primary mission of Lake Junaluska Assembly, Inc. is to be a place of Christian hospitality, where lives are transformed through renewal of soul, mind and body, and not to be a direct provider of municipal services; and

WHEREAS, having spent over three years thoughtfully, transparently, and inclusively studying multiple options for the future governance and provision of municipal services for their community, the residents of Lake Junaluska Assembly presented petitions as of April 30, 2014, signed by 67% of the registered voters of Lake Junaluska Assembly, and 64% of all property owners (both resident and non-resident) within the Lake Junaluska service area, requesting annexation by the Town of Waynesville; and

WHEREAS, the representative, advisory and governing bodies of Lake Junaluska Assembly formally voted in 2013 to pursue annexation with the Town of Waynesville, a decision which has been reaffirmed in 2014, and now again in 2015; and

WHEREAS, the Town of Waynesville independently undertook a series of engineering, feasibility and service studies, and upon finding annexation of Lake Junaluska to be of potential benefit to the citizens of both Junaluska and the Town of Waynesville, the Town Board of Aldermen voted to affirm a partnership with Junaluska in seeking extension of corporate limits by legislative act, a decision which was reaffirmed in 2014, and now again in 2015; and

WHEREAS, the undersigned agencies can attest to the strong partnership that already exists between the Junaluska community and the Town of Waynesville, we encourage passage of the aforementioned bill so that the residents of Junaluska may have a voice in determining the long-term stability and provision of high quality municipal services for that community, so that it may thrive well into the future; and



JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

WHEREAS, the long term stability of Junaluska will strengthen the entirety of Haywood County, and thus the neighboring municipalities, whose collective efforts make for a prosperous region.

WHEREAS, extension of corporate limits by legislative act is the only method of annexation available in this particular circumstance, due to the unique development history of the Assembly and lack of sufficient contiguous border between the Town's corporate boundary and area to be annexed; and

WHEREAS, Senate Bill 141 sets the standard for self-determination even higher than that required for municipal-initiated annexations allowed by statute, by requiring a referendum of qualified voters in both the area to be annexed and within the corporate limits of the Town of Waynesville; and

WHEREAS, all studies, documents and information related to the proposed annexation are public record and officials of Lake Junaluska Assembly and the Town of Waynesville have committed to conducting public informational sessions as is customary in annexation proceedings; and

WHEREAS, the referendum will be conducted and certified by the Haywood County Board of Elections in accordance with G.S. 163-288.2 during the upcoming municipal election on November 3, 2015; and

WHEREAS, if a majority of the votes cast in both the Town of Waynesville and in the area known as Lake Junaluska Assembly are in favor of extending the corporate limits of the Town of Waynesville, the annexation would become effective June 30, 2016.

NOW THEREFORE, BE IT RESOLVED that the undersigned governing boards, councils and agencies of Haywood County affirm our support for Senate Bill 141 giving residents in the Junaluska and Waynesville communities the power of self-determination over the annexation of Lake Junaluska Assembly by the Town of Waynesville, and request that all members of the North Carolina General Assembly give favorable consideration and expeditious passage of Senate Bill 141, without further amendment.

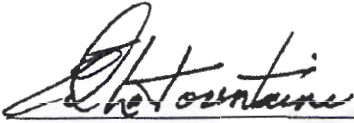
** Agency Signature Pages Follow **



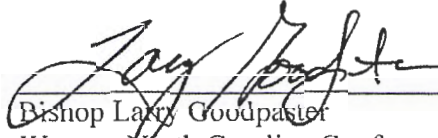
JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

Affirmed this the 5th day of March, 2015.

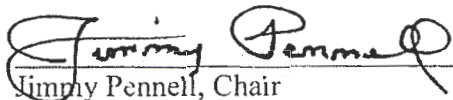
LAKE JUNALUSKA ASSEMBLY



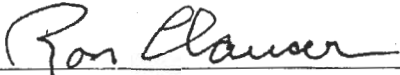
Ed LaFountaine, President
Lake Junaluska
Property Owners Organization



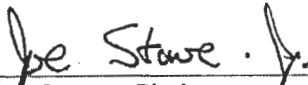
Bishop Larry Goodpaster
Western North Carolina Conference



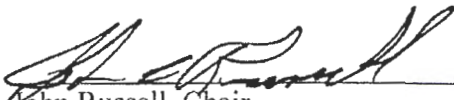
Jimmy Pennell, Chair
Junaluska Assembly
Community Council



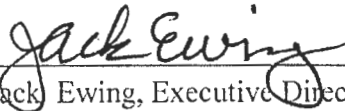
Ron Clauser, Chair
Municipal Study Task Force



Joe Stowe, Chair
Assembly Public Works
Advisory Committee



John Russell, Chair
Lake Junaluska Assembly, Inc.
Board of Trustees



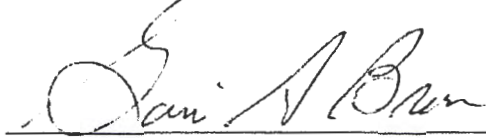
Jack Ewing, Executive Director
Lake Junaluska Assembly, Inc



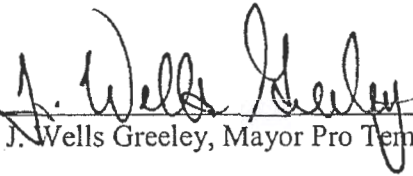
JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

Adopted this the 10th day of March, 2015.

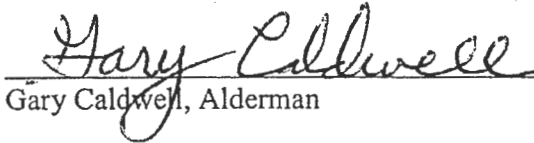
TOWN OF WAYNESVILLE BOARD OF ALDERMEN



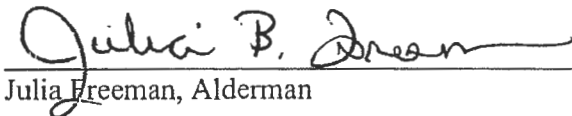
Gavin A. Brown, Mayor



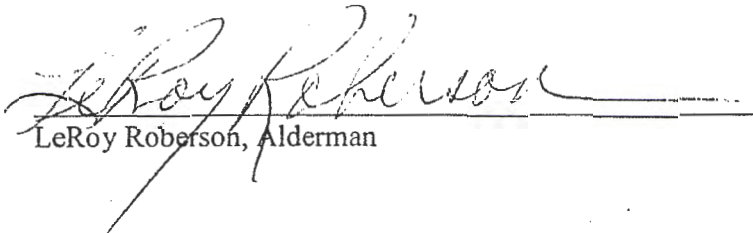
J. Wells Greeley, Mayor Pro Tem



Gary Caldwell, Alderman



Julia Freeman, Alderman




LeRoy Roberson, Alderman



Marcia D. Onieal, Town Manager

ATTEST:



Amanda W. Owens, Town Clerk



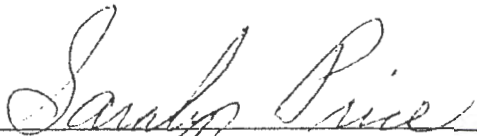


Adopted this the 9 day of March, 2015.

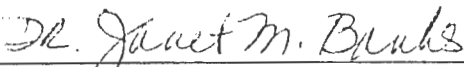
TOWN OF MAGGIE VALLEY BOARD OF ALDERMEN



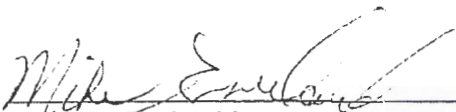
Ron DeSimone, Mayor



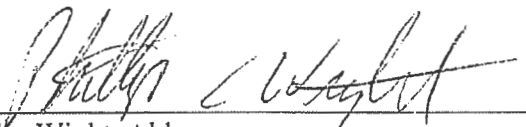
Saralyn Price, Mayor Pro Tem



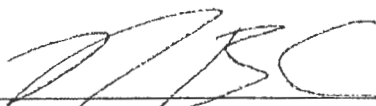
Dr. Janet Banks, Alderman



Mike Eveland, Alderman

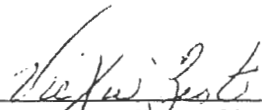


Phillip Wight, Alderman



Nathan Clark, Town Manager

ATTEST:



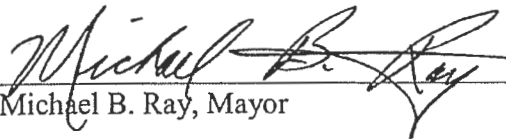
Vickie Best, Town Clerk



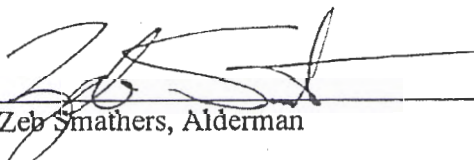
JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

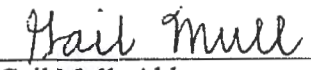
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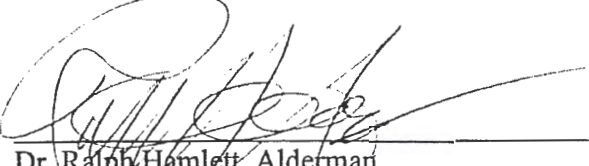
TOWN OF CANTON BOARD OF ALDERMAN

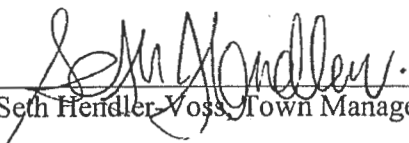

Michael B. Ray, Mayor


Carole Edwards, Mayor Pro-Tem


Zeb Smathers, Alderman


Gail Mull, Alderman


Dr. Ralph Hamlett, Alderman


Seth Hendler-Voss, Town Manager

ATTEST:

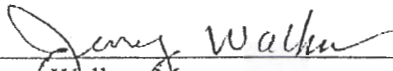

Lisa Stinnett, Deputy Town Clerk



JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION REFERENDUM

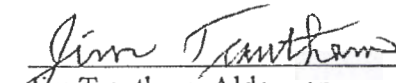
Adopted this the 11th day of March, 2015, by a vote of 4-0.


TOWN OF CLYDE BOARD OF ALDERMEN

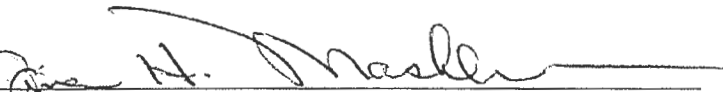

Jerry Walker, Mayor

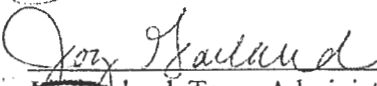
Member absent from meeting due to illness

Carroll Mease, Mayor Pro Tem

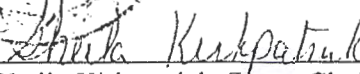

Jim Trantham, Alderman


Gary Cochran, Alderman


James Mashburn, Alderman


Joy Garland, Town Administrator

ATTEST

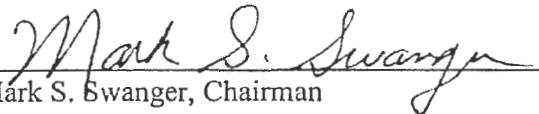

Sheila Kirkpatrick, Town Clerk

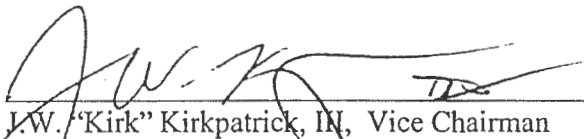


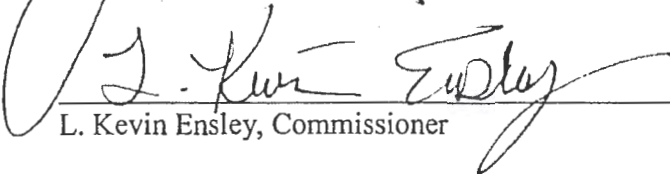
JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM


Adopted this the 16th day of March, 2015.

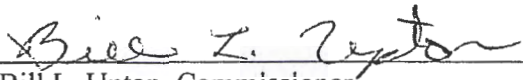
HAYWOOD COUNTY BOARD OF COMMISSIONERS


Mark S. Swanger, Chairman



J.W. "Kirk" Kirkpatrick, III, Vice Chairman


L. Kevin Ensley, Commissioner


Michael T. Sorrells, Commissioner


Bill L. Upton, Commissioner

ATTEST:


Ira L. Dove, County Manager
Clerk to the Board of County Commissioners





JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

Adopted this the 19th day of March, 2015.

HAYWOOD COUNTY ECONOMIC DEVELOPMENT COUNCIL



David Blevins, Peak Energy



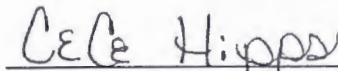
Lynn Collins, Haywood TDA



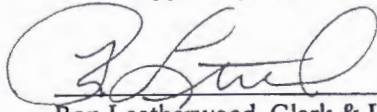
Ira Dove, Haywood County Manager



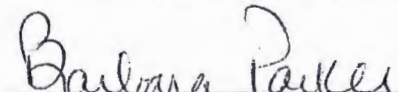
Ken Flynt, Western Carolina University



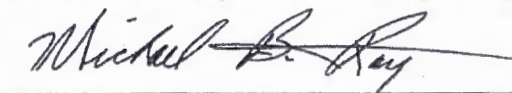
CeCe Hipps, Haywood Co. Chamber of Commerce



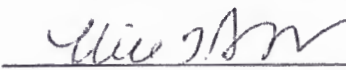
Ron Leatherwood, Clark & Leatherwood Construction



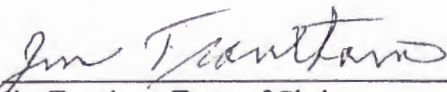
Barbara Parker, Haywood Community College



Michael Ray, Town of Canton



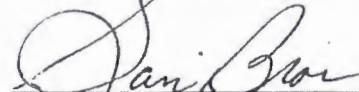
Michael Sorrells, Haywood Co. Commissioners



Jim Trantham, Town of Clyde



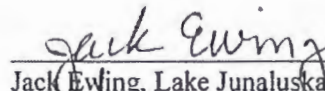
Danny Wingate, Haywood Builders Supply



Gavin Brown, Town of Waynesville



Ron DeSimone, Town of Maggie Valley



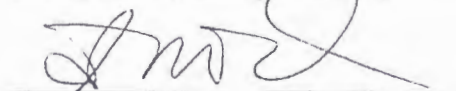
Jack Ewing, Lake Junaluska Assembly, Inc.



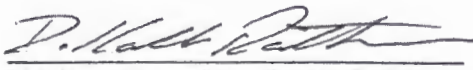
Daniel Griswold, Evergreen Packaging



Bruce Johnson, Champion Supply



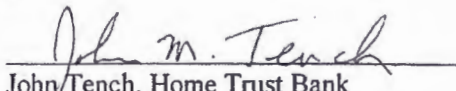
Scott McLeod, Smoky Mountain News



Kaleb Rathbone, Mtn. Research Station



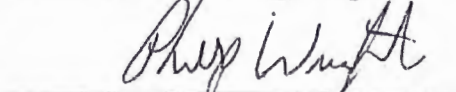
Zeb Smathers, Smathers Law Firm



John Tench, Home Trust Bank



Jason Walls, Duke Energy Progress



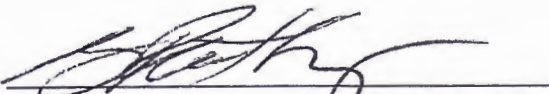
Phillip Wright, Haywood Regional Medical





JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

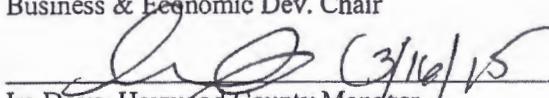
Adopted this the 11th day of March, 2015.

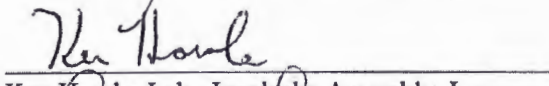
HAYWOOD COUNTY CHAMBER OF COMMERCE
BOARD OF DIRECTORS

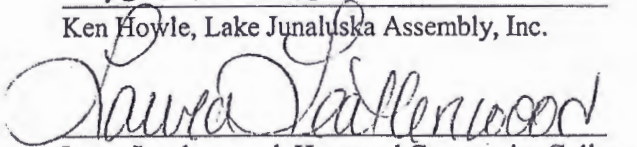

Greg Boothroyd, Smoky Mountain News
Chairperson



Bruce Johnson, Champion Janitorial Supply
Treasurer

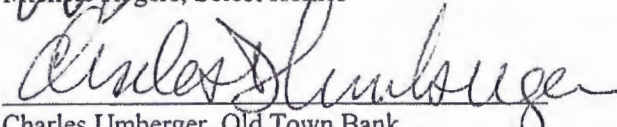

Ken Flynt, Western Carolina University
Business & Economic Dev. Chair


Ira Dove, Haywood County Manager

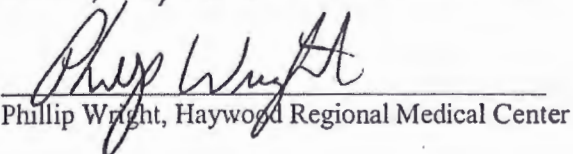

Ken Howle, Lake Junaluska Assembly, Inc.

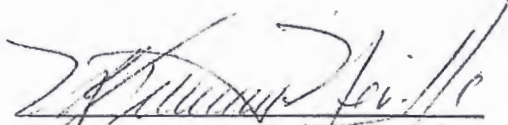

Laura Leatherwood, Haywood Community College

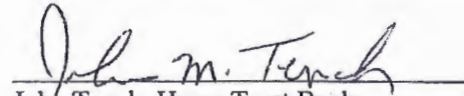

Michele Rogers, Select Homes

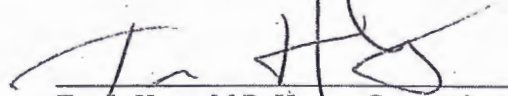

Charles Umberger, Old Town Bank

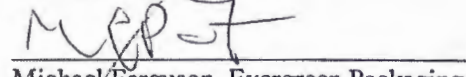

Derek Wenzel, Wenzel & Wenzel PLLC Attorneys

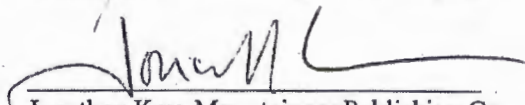

Phillip Wright, Haywood Regional Medical Center

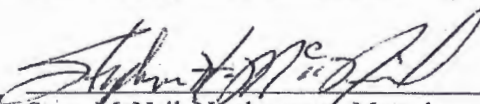

Nyda Bittmann-Neville, TNB Consulting
Incoming Chairperson

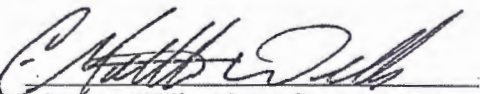

John Tench, Home Trust Bank
Government Relations Chair


Travis Hyatt, M.B. Haynes Corporation
Young Professionals Chair

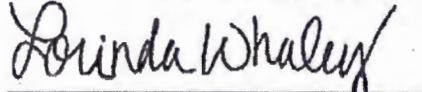

Michael Ferguson, Evergreen Packaging

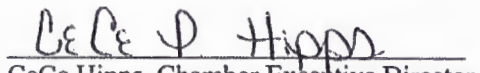

Jonathan Key, Mountaineer Publishing Co.


Steve McNeil, Northwestern Mutual


Matthew Wells, CMW Group


Jason Walls, Duke Energy Progress


Lorinda Whaley, First Citizens Bank

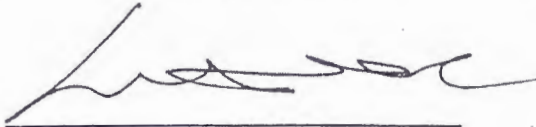

CeCe Hipps, Chamber Executive Director




JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

Adopted this the 25th day of March, 2015.

HAYWOOD COUNTY TOURISM DEVELOPMENT AUTHORITY



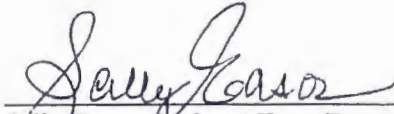
Lyndon Lowe, Twinbrook Resort
TDA Chair



James Carver, Maggie Valley Restaurant



Chris Corbin, Waynesville Inn Golf Resort & Spa



Sally Eason, Sunburst Trout Farms



Mike Eveland, Town of Maggie Valley

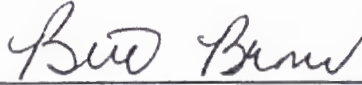


Mike Graham, Jukebox Junction Restaurant

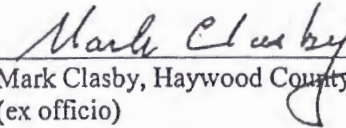


Laura Leatherwood, Haywood Community College
TDA Personnel Chair

Tammy Wight, Clarketon Motel



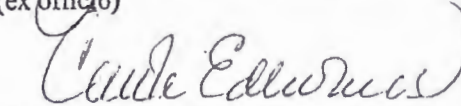
Beth Brown, Beth Brown Photography
TDA Vice Chair



Mark Clasby, Haywood County EDC
(ex officio)

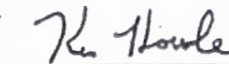


Julie Davis, Haywood County
(ex officio)

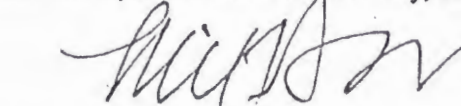


Carole Edwards, Town of Canton

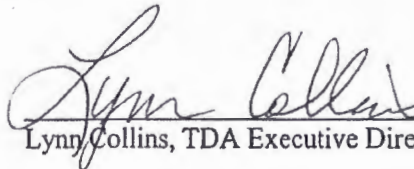
Ben Glover, 1st Choice Realty
TDA Government Relations Chair



Ken Howle, Lake Junaluska Assembly, Inc.



Michael Sorrells, Haywood County Commissioners
(ex officio)



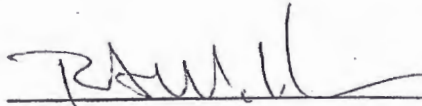
Lynn Collins, TDA Executive Director



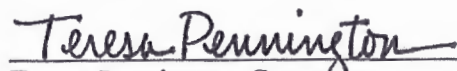
JOINT RESOLUTION OF SUPPORT
FOR SENATE BILL 141 - WAYNESVILLE ANNEXATION/REFERENDUM

Adopted this the 26th day of March, 2015.

DOWNTOWN WAYNESVILLE ASSOCIATION EXECUTIVE BOARD

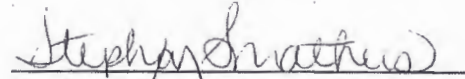

Richard Miller, President

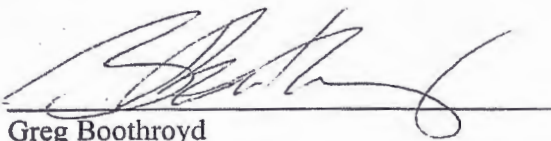

John Keith, Vice President

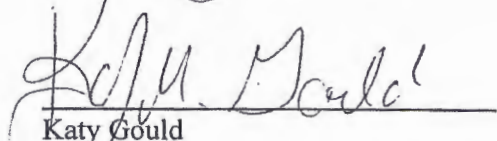

Teresa Pennington, Secretary


Julie Chitea, Treasurer



Melanee Lester, Past-President

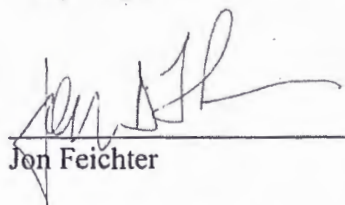

Stephany Smathers

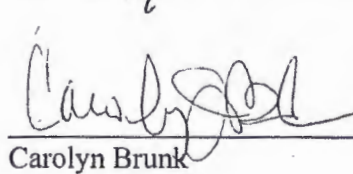

Greg Boothroyd

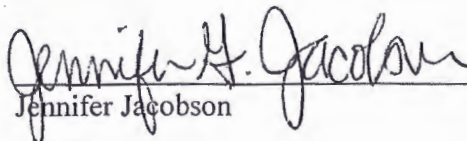

Katy Gould

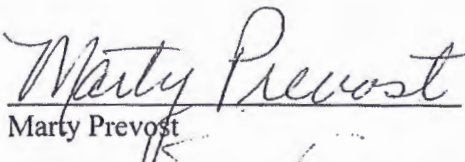

Patsy Rogers

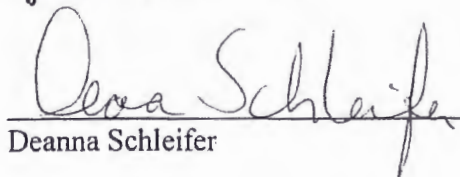

Brian Cagle

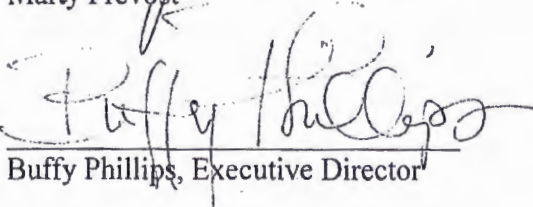

Jon Feichter


Carolyn Brunk


Jennifer Jacobson


Marty Prevost


Deanna Schleifer


Buffy Phillips, Executive Director





HOUSE BILL 131: Town of Maggie Valley/Deannexation

2015-2016 General Assembly

Committee:	House Finance, Subcommittee on Annexation and Deannexation	Date:	June 10, 2015
Introduced by:	Rep. Presnell	Prepared by:	Greg Roney
Analysis of:	PCS to First Edition H131-CSTMxr-29		Committee Counsel

SUMMARY: *The Proposed Committee Substitute (PCS) for House Bill 131 would deannex the Evergreen Heights neighborhood (14.738 acres) from the Town of Maggie Valley.*

The PCS changes the effective date from July 1, 2015 to June 30, 2015 which is the end of the property tax year.

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable."

Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes, which governs municipal annexation. The General Assembly has not enacted any method for municipalities to *deannex* property — that power remains with the General Assembly.

BILL ANALYSIS: House Bill 131 would deannex 14.738 acres from the Town of Maggie Valley in Haywood County.

Property taxes and special assessments imposed by the Town of Maggie Valley before the effective date are valid and may be collected as if the property were still in the Town of Maggie Valley.

EFFECTIVE DATE: The PCS for House Bill 131 would become effective June 30, 2015.

BACKGROUND: The property in House Bill 131 (Evergreen Heights neighborhood) was part of the 116.121 acres annexed by the Town on June 17, 2008. Since July 1, 2008, the neighborhood has received Town services, including police protection, solid waste collection, street maintenance, wastewater collection, and street lighting. On March 9, 2015, the Town Alderman approved Resolution 15-2 to oppose House Bill 131 by a 4-1 vote.

Kelly Tornow with the Research Division substantially contributed to this summary.





GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

H

D

HOUSE BILL 131
PROPOSED COMMITTEE SUBSTITUTE H131-PCS10394-TMxr-29

Short Title: Town of Maggie Valley/Deannexation. (Local)

Sponsors:

Referred to:

March 4, 2015

- 1 A BILL TO BE ENTITLED
2 AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
3 LIMITS OF THE TOWN OF MAGGIE VALLEY.
4 The General Assembly of North Carolina enacts:
5 **SECTION 1.** The following described property is removed from the corporate
6 limits of the Town of Maggie Valley:
7 BEGINNING at an Iron Pin (Control Corner); thence N 27°09'35" W a distance of
8 207.49'; thence N 27°07'24" W a distance of 144.40'; thence N 26°48'51" W a distance of
9 236.38'; thence N 28°02'59" W a distance of 156.90'; thence N 89°16'42" W a distance of
10 191.83'; thence N 88°47'13" W a distance of 309.75'; thence S 16°24'11" W a distance of
11 61.42'; thence S 08°33'54" E a distance of 368.29'; thence S 33°24'25" W a distance of 85.87';
12 thence N 84°49'43" W a distance of 127.76'; thence S 09°04'49" W a distance of 313.29';
13 thence S 85°08'16" E a distance of 69.71'; thence S 70°40'39" E a distance of 104.17'; thence N
14 82°31'31" E a distance of 72.47'; thence S 76°05'07" E a distance of 31.50'; thence S 02°28'26"
15 E a distance of 27.04'; thence S 66°52'06" E a distance of 266.48'; thence N 59°43'35" E a
16 distance of 216.89'; thence N 61°12'08" E a distance of 106.69'; thence N 61°09'22" E a
17 distance of 64.63'; thence N 60°24'40" E a distance of 201.32'; which is the point of
18 BEGINNING, having an area of 14.738 acres.
19 **SECTION 2.** This act has no effect upon the validity of any liens of the Town of
20 Maggie Valley for ad valorem taxes or special assessments outstanding before the effective
21 date of this act. Such liens may be collected or foreclosed upon after the effective date of this
22 act as though the property described in Section 1 of this act were still within the corporate
23 limits of the Town of Maggie Valley.
24 **SECTION 3.** This act becomes effective June 30, 2015.





Tuesday, June 10
FINANCE

Room
1425

Time
8:30 am

Name	County	Sponsor
Levi McCracken	Haywood	Michele D. Presnell
Sabrina Brewer	Mecklenburg	N. Leo Daughtry
Jake Browne	Forsyth	Debra Conrad
Jalen Cole	Wake	Yvonne Lewis Holley



Committee Sergeants at Arms

NAME OF COMMITTEE FINANCE SUBCOMM ON ANNEX AND DEANNEX

DATE: 06-10-2015

Room: 1425

House Sgt-At Arms:

1. Name: REGGIE SILLS

2. Name: MARVIN LEE

3. Name: CHRIS McCracken

4. Name: _____

5. Name: _____

Senate Sgt-At Arms:

1. Name: _____

2. Name: _____

3. Name: _____

4. Name: _____

5. Name: _____



VISITOR REGISTRATION SHEET

FINANCE SUBCOMM ON ANNEX AND DEANNEX

06-10-2015

Name of Committee

Date

VISITORS: PLEASE SIGN IN BELOW AND RETURN TO COMMITTEE CLERK

NAME

FIRM OR AGENCY AND ADDRESS

Evan Miller	NMRS
William E. King	Lake Junaluska NC
Ron Clauer	Lake Junaluska, NC
Cliff B. McLeod	Lake Junaluska, NC
Chris McClune	Brooks Pierce
St. Hountains	Lake Junaluska, NC
Jack Ewing	Lake Junaluska NC
Dan Farrow	City of Charlotte



VISITOR REGISTRATION SHEET

FINANCE SUBCOMM ON ANNEX AND DEANNEX

06-10-2015

Name of Committee

Date

VISITORS: PLEASE SIGN IN BELOW AND RETURN TO COMMITTEE CLERK

NAME

FIRM OR AGENCY AND ADDRESS

Carney Lockamy	Randolph Cloud & Assoc
ANDY WALSH	SA
Erin Wynia	NCLM
'RICK' ERIC HITCHERS	EVERGREEN HEIGHTS MAGGIE VALLEY
Rep Michele Prestelle	
For M Killian	Nelson Mullin
Marcy Onical	Town of Waynesville
Dr. S. L. L.	R. Cloud & Assoc.
Monteagan	NMR S

