

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1995

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SENATE BILL 563

Local Government and Regional Affairs Committee Substitute Adopted 5/3/95

Short Title: Cornelius Annexation.

(Local)

Sponsors:

Referred to: Finance

April 3, 1995

1 A BILL TO BE ENTITLED
2 AN ACT TO ANNEX CERTAIN DESCRIBED PROPERTY INTO THE CORPORATE
3 LIMITS OF THE TOWN OF CORNELIUS AND TO CLARIFY THE ZONING
4 JURISDICTION OF THE TOWN OF HUNTERSVILLE.

5 The General Assembly of North Carolina enacts:

6 Section 1. The corporate limits of the Town of Cornelius are increased by
7 including the following described territories:

8 (1) Jetton Road. - Area 2 Area: A line beginning on an existing iron pin on
9 the shore of Lake Norman, the southwest corner of Tax Parcel 001-085-
10 03 and adjoining Tax Parcel 001-082-08 (MB 24 PG 247) and running
11 thence N 88-35-20 E 35.74'; thence S 32-00-00 E 251.06'; thence S 83-
12 00-50 E 149.10'; thence N 79-17-50 E 96.03'; thence S 80-15-05 E
13 71.14' to an existing iron pin, the southwest corner of Lot 88, MB 24 PG
14 247; thence with the line of Lots 88 through 91 (MB 24 PG 247) S 88-
15 28-35 E 139.18' to a concrete monument; thence N 73-20-10 E 241.14'
16 to a concrete monument in the western margin of Meta Road (S. R.
17 2251); thence with said margin S 30-13-45 E 101.36' to an existing iron
18 pin, said pin being S 73-13-10 W 588.69' from concrete control marker
19 58 C-43; thence continuing with said margin and crossing Jetton Road

1 (S. R. 2151) S 30-14-10 E 223.33' to a point in the western margin of
2 Meta Road (S. R. 2251) as shown on MB 24 PG 246, thence along the
3 western margin of proposed southern extension of Meta Road S 13-45-
4 00 E 19.29'; thence S 03-44-15 W 49.87'; thence S 16-22-15 W 84.16';
5 thence S 08-27-10 E 230.93' to a concrete monument; thence along the
6 northern lines of Lots 32 & 38-44 (MB 24 PG 246) S 42-40-25 W
7 1119.14' to an existing iron pin; thence with the western line of said Lot
8 44 S 05-45-50 E 153.12'; thence crossing Peninsula Golf Course #18 S
9 15-29-20 E 479.39' to an existing iron pin on the shore of Lake Norman,
10 the southwest corner of Lot 60 (MB 24 PG 393; thence following a
11 western direction along the 760 contour line of Lake Norman to the
12 point and place of beginning.

13 (2) East of I-77 Area: Beginning at a point in the eastern margin of U.S.
14 21, said point being N 17-35-00 W 1396.95' from a point at the
15 intersection of the northern margin of Bailey Road (S. R. 2415) and the
16 eastern margin of U.S. 21 and on the existing Corporate Limits of the
17 Town of Cornelius and running with said corporate limits and the
18 eastern margin of U.S. 21 N 17-35-00 W 237.15' to a point; thence
19 leaving the margin of U.S. 21 N 75-04-30 E 275.81'; thence N 08-20-00
20 E 218.00' to a point on the southern margin of Westmoreland Road (S.
21 R. 2147); thence S 83-04-30 E 119.30' with said margin to a point on
22 said southern margin; thence crossing Westmoreland Road (S. R. 2147)
23 N 07-25-00 E 430.00'; thence S 82-35-00 E 125.00'; thence S 07-26-00
24 W 164.78'; thence S 82-35-00 E 445.70'; thence N 38-54-00 E 707.50';
25 thence S 51-06-00 E 40.00'; thence N 38-54-00 E 1234.26'; thence N
26 44-37-00 W 88.64'; thence N 45-23-00 E 200.00'; thence S 44-48-25 E
27 49.96'; thence N 45-24-25 E 47.66'; thence N 36-37-55 W 330.47'
28 crossing John Hawks Road (S. R. 2414); thence with the northern
29 margin of said road S 53-01-00 W 966.31'; thence leaving the northern
30 margin of said road N 00-56-00 E 423.15'; thence S 89-05-00 W
31 366.74'; thence N 82-33-30 W 644.00'; thence N 53-33-30 W 548.00';
32 thence N 07-49-30 W 151.00'; thence N 83-49-00 W 664.95'; thence S
33 44-18-10 E 581.63'; thence S 46-14-30 E 311.32'; thence S 47-30-00 E
34 487.50' to a point on the northern margin of an unnamed road; thence
35 with said margin S 67-48-00 W 175.00'; thence S 84-28-00 W 406.92';
36 thence crossing said road S 16-21-40 E 1190.88'; thence N 87-27-30 E
37 68.92'; thence S 26-00-20 E 161.00'; thence S 88-52-40 E 90.00'; thence
38 S 17-21-20 W 184.80' to a point on the northern margin of
39 Westmoreland Road (S. R. 2147); thence with the northern margin of
40 said road and crossing U.S. 21 S 88-46-10 W 401.10'; thence with the
41 northern margin of Westmoreland Road (S. R. 2147) S 87-15-05 W
42 300.00'; thence with the northern margin of said road S 85-01-00 W
43 254.96'; thence leaving said margin N 09-45-00 W 75.62'; thence N 14-

1 15-00 E 491.79'; thence S 73-27-40 W 300.00'; thence N 14-27-00 E
2 588.14'; thence N 18-54-40 W 163.00'; thence N 71-05-20 E 306.92'
3 crossing U.S. 21 to a point in the eastern margin of U.S. 21; thence with
4 said eastern margin N 16-39-05 W 896.44' to a point in said margin;
5 thence leaving the Corporate Limits of the Town of Cornelius and
6 recrossing U.S. 21 S 83-48-30 W 292.17' to a point in the eastern
7 margin of Interstate 77; thence continuing with said eastern margin of
8 Interstate 77 S 06-02-20 W 913.87'; thence S 06-23-45 W 277.31';
9 thence S 06-42-40 W 247.84'; thence S 03-19-10 W 97.54'; thence S 02-
10 00-25 W 477.59'; thence S 21-06-45 E 187.15' to a point in the northern
11 margin of Westmoreland Road (S. R. 2147) at its intersection with the
12 eastern margin of Interstate 77; thence crossing said road S 12-32-30 E
13 100.17' to a point in the southern margin of Westmoreland Road (S. R.
14 2147) at its intersection with the eastern margin of Interstate 77; thence
15 leaving the southern margin of Westmoreland Road (S. R. 2147) and
16 continuing with the eastern margin of Interstate 77 S 16-20-10 W
17 56.89'; thence S 15-56-25 W 165.89'; thence S 06-25-45 E 255.46';
18 thence leaving the eastern margin of Interstate 77 S 89-59-45 E 63.57';
19 thence S 76-48-50 E 456.16'; thence N 63-48-10 E 207.10'; thence N
20 78-05-00 E 549.67' and crossing U.S. 21 to a point in the eastern margin
21 of U.S. 21 and on the existing Corporate Limits of the Town of
22 Cornelius, the point of beginning containing 119.99 acres (5,226,579
23 square'), more or less. This description was compiled from old records
24 (deeds, record plats, and existing Corporate Limits of the Town of
25 Cornelius) by Wilkins and Associates, Land Surveying Consultants.

26 Sec. 2. If the description in Section 1 of this act leaves any area entirely
27 surrounded by the corporate limits of the Town of Cornelius, it is also included within the
28 corporate limits of the Town.

29 Sec. 3. Upon the effective date of this act, initial municipal services shall be
30 provided by the Town to the territories in accord with the services plan approved by the
31 Town on April 3, 1995.

32 Sec. 3.1. Section 1 of Chapter 884 of the Session Laws of 1991 reads as
33 rewritten:

34 "Section 1. Notwithstanding Section 12 of Chapter 860 of the 1971 Session Laws, as
35 amended by Chapter 966 of the 1983 Session Laws (Regular Session 1984), the Towns of
36 ~~Cornelius and Davidson~~ Cornelius, Davidson, and Huntersville may exercise the powers
37 granted by Article 19 of Chapter 160A of the General Statutes within extraterritorial
38 areas in Mecklenburg County not to exceed one mile of their respective corporate limits,
39 subject to the limitations set forth in this act."

40 Sec. 3.2. Chapter 966 of the Session Laws of 1983 is repealed.

41 Sec. 4. Sections 1 through 3 of this act become effective June 30, 1995, or on
42 the effective date of the annexation of the Bethel Church Road/Jetton Road - Area 1 Area
43 being annexed pursuant to a Resolution of Intent adopted by the Town on March 20,

1 1995, whichever is later. Taxes for the initial year shall be assessed and paid in
2 accordance with G.S. 160A-58.10. Sections 3.1 and 3.2 of this act become effective July
3 1, 1995.