

ORDINANCE NO. _____

BAUCOM AREA ANNEXATION

**AN ORDINANCE TO EXTEND THE CORPORATE
LIMITS OF THE CITY OF CHARLOTTE, NORTH
CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held during a meeting that was accessible at the Charlotte-Mecklenburg Government Center at 6:30 p.m. on February 10, 2025, after due notice by the Mecklenburg Times on January 28, 2025; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of February 10, 2025:

LEGAL DESCRIPTION

Being that certain parcel of land lying and being located in the City of Charlotte,

Mecklenburg County, North Carolina, and being more particularly described as follows: BEGINNING at a new ½" iron rod set on the northern margin of Rocky River Road, a variable width public right-of-way, and thence running South 33°24'41" West a distance of 24.02 feet to a point in the centerline of said Road; thence running with the centerline of Rocky River Road the following five (5) courses and distances: 1) South 89°15'50" West a distance of 213.65 feet to a point; 2) South 89°15'02" West a distance of 60.95 feet to a point; 3) South 89°20'58" West a distance of 226.39 feet to a point; 4) along the arc of a curve to the left said curve having an arc length of 250.68 feet a radius of 555.53 feet (chord bearing of South 76°20'38" West and chord distance of 248.56 feet); 5) South 63°22'13" West a distance of 131.82 feet to a point where the centerline of Rocky River Road intersects the eastern margin of John Russel Road if extended; thence running from the centerline of Rocky River Road North 26°10'00" West a distance of 43.66 feet to an existing 5/8" iron rod located at the intersection of the northern margin of Rocky River Road and the eastern margin of John Russell Road, a variable width public right-of-way; thence running with the eastern margin of John Russell Road the following six (6) courses and distances: 1) along the arc of a curve to the right said curve having an arc length of 134.27 feet a radius of 193.70 feet (chord bearing of North 06°19'18" West and chord distance of 131.60 feet) to an existing 5/8" iron rod; 2) North 13°31'37" East a distance of 65.88 feet to an existing 5/8" iron rod; 3) along the arc of a curve to the right said curve having an arc length of 98.49 feet a radius of 350.00 feet (chord bearing of North 21°31'48" East and chord distance of 98.16 feet) to an existing 5/8" iron rod; 4) North 29°38'17" East a distance of 196.48 feet to an existing 5/8" iron rod; 5) North 36°01'14" East a distance of 171.44 feet to an existing ½" iron rod; 6) North 36°49'51" East a distance of 543.65 feet to the base of an existing ½" iron rod located at the western property corner of Baucoms Nursery Company as described in Deed Book 7989, Page 757 in the Mecklenburg County Register of Deeds; thence running with Baucoms line South 40°07'19" East a distance of 323.62 feet the base of a 1" iron pipe located at the western corner of the property of Mattamy Carolina Corporation as described in Deed Book 37473, Page 933 of the aforesaid Registry; thence running with the southern line of Mattamy Carolina Corporation South 39°45'36" East a distance of 217.49 feet to an existing ½" iron rod located at the common corner of the aforesaid and the property of Edward Andrew Hodges Trust as described in Deed Book 27548, Page 219 of the aforesaid Registry, said iron also being the northern property corner of Edward Andrew Hodges as described in Deed Book 27548, Page 208 of the aforesaid Registry; thence running with the line of Hodges the following two (2) courses and distances: 1) South 36°36'04" West a distance of 298.47 feet to an existing ½" iron rod; 2) South 36°06'42" East a distance of 304.32 feet to a new ½" iron rod set in the western line of the aforesaid Hodges Trust property; thence running with the line of Hodges Trust South 33°24'41" West a distance of 30.99 feet to the point of BEGINNING; containing and having an area of 552,440 square feet or 12.6823 acres as shown on a survey by R.B. Pharr & Associates, P.A. dated January 26, 2024. Job No. 95608.

Section 2. Upon and after February 10, 2025 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 4.

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this _____ day of _____.

APPROVED AS TO FORM:

Charlotte City Attorney