

ORDINANCE NO. \_\_\_\_\_

PROJECT PANTHER 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 August 28, 2023 after due notice by the Mecklenburg Times on August 15, 2023; 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 August 28, 2023:

**LEGAL DESCRIPTION**

Metromont Parkway Right-of-Way  
COMMENCING at an existing concrete monument marking the easterly line of HS-Tampa FL, LLC (now or formerly) as described in Deed Book 17235, page 382,

marking the southernmost corner of Norris, Incorporated (now or formerly) as described in Deed Book 5721, page 182, and along the westerly line of Riverbend Old Statesville, LLC (now or formerly) as described in Deed Book 33672, page 209 and Deed Book 33678, page 169 of the Mecklenburg County Registry; THENCE with the easterly line of the aforementioned HS- Tampa FL, LLC, with the current limits of the City of Charlotte, and the westerly line of the aforementioned Riverbend Old Statesville, LLC, with the current limits of Mecklenburg County South 05 degrees 31 minutes 39 seconds West, a distance of 313.71 feet to an existing #5 rebar, the POINT OF BEGINNING; THENCE with the southerly line of the aforementioned Riverbend Old Statesville, LLC the following seven (7) courses and distances: 1) South 84 degrees 21 minutes 06 seconds East, a distance of 266.90 feet to an existing #5 rebar; 2) THENCE along a curve to the right having an arc length of 48.54 feet, and a radius of 1450.00 feet, being subtended by a chord bearing of South 83 degrees 23 minutes 33 seconds East, a distance of 48.54 feet to an existing #5 rebar; 3) THENCE South 82 degrees 26 minutes 00 seconds East, a distance of 170.43 feet to an existing #5 rebar; 4) THENCE along a curve to the left having an arc length of 94.95 feet, and a radius of 950.00 feet, being subtended by a chord bearing of South 85 degrees 17 minutes 48 seconds East, a distance of 94.91 feet to an existing #5 rebar; 5) THENCE South 88 degrees 09 minutes 35 seconds East, a distance of 272.16 feet to an existing #5 rebar; 6) THENCE along a curve to the right having an arc length of 113.11 feet, and a radius of 1050.00 feet, being subtended by a chord bearing of South 85 degrees 04 minutes 25 seconds East, a distance of 113.06 feet to an existing #5 rebar; 7) THENCE South 81 degrees 59 minutes 15 seconds East, a distance of 581.11 feet to an existing #5 rebar within the westerly margin of Old Statesville Road (NC Hwy 115), a variable width public right-of-way as shown on Map Book 70, page 205; THENCE with the right-of-way of Old Statesville Road South 07 degrees 55 minutes 31 seconds West, a distance of 104.00 feet to an existing #5 rebar within the northerly line of Carrier Corporation (now or formerly) as described in Deed Book 9970, page 918; THENCE with said line of the aforementioned Carrier Corporation the following ten (10) courses and distances: 1) North 81 degrees 59 minutes 13 seconds West, a distance of 267.12 feet to an existing #5 rebar; 2) THENCE North 79 degrees 17 minutes 50 seconds West, a distance of 85.22 feet to an existing #5 rebar; 3) THENCE North 81 degrees 59 minutes 15 seconds West, a distance of 229.02 feet to an existing #5 rebar; 4) THENCE along a curve to the left having an arc length of 62.60 feet, and a radius of 952.47 feet, being subtended by a chord bearing of North 83 degrees 52 minutes 28 seconds West, a distance of 62.59 feet to an existing #5 rebar; 5) THENCE with a compound curve to the left having an arc length of 39.74 feet, and a radius of 957.78 feet, being subtended by a chord bearing of North 86 degrees 57 minutes 57 seconds West, a distance of 39.74 feet to an existing #5 rebar; 6) THENCE North 88 degrees 09 minutes 36 seconds West, a distance of 272.16 feet to an existing #5 rebar; 7) THENCE along a curve to the right having an arc length of 104.94 feet, and a radius of 1050.00 feet, being subtended by a chord bearing of North 85 degrees 17 minutes 48 seconds West, a distance of 104.90 feet to an existing #5 rebar; 8) THENCE North 82 degrees 26 minutes 00 seconds West, a distance of 170.43 feet to an existing #5 rebar; 9)

THENCE along a curve to the left having an arc length of 45.20 feet, and a radius of 1350.00 feet, being subtended by a chord bearing of North 83 degrees 23 minutes 33 seconds West, a distance of 45.20 feet to an existing #5 rebar; 10) THENCE North 84 degrees 21 minutes 06 seconds West, a distance of 266.69 feet to an existing #5 rebar within the easterly line of Oldcastle APG South, Inc (now or formerly) as described in Deed Book 28263, page 828; THENCE with the easterly lines of the aforementioned Oldcastle APG South, Inc and HS-Tampa FL, LLC, and with the current limits of the City of Charlotte North 05 degrees 31 minutes 39 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING, having an area of 3.579 Acres, more or less.

#### Parcel

BEGINNING at an existing concrete monument marking the easterly line of HS-Tampa FL, LLC (now or formerly) as described in Deed Book 17235, page 382 of the Mecklenburg County Registry and marking the southernmost corner of Norris, Incorporated (now or formerly) as described in Deed Book 5721, page 182; THENCE with the southerly line of the aforementioned Norris, Incorporated, with the current limits of the City of Charlotte, the following two (2) courses and distances: 1) North 62 degrees 32 minutes 53 seconds East, a distance of 110.73 feet to an existing #5 rebar; 2) THENCE North 01 degrees 52 minutes 21 seconds West, a distance of 949.72 feet to an existing #5 rebar within the southerly line of Liberty Crossing II LLC (now or formerly) as described in Deed Book 33256, page 707; THENCE with the southerly lines of the aforementioned Liberty Crossing II LLC, SWD Investments, LLC (now or formerly) as described in Deed Book 27931, page 640, and Mecklenburg County (now or formerly) as described in Deed Book 2940, page 318 South 69 degrees 10 minutes 22 seconds East, passing an existing #5 rebar at a distance of 1074.31 feet, a total distance of 1185.90 feet to a point in concrete; THENCE with the southerly line of the aforementioned Mecklenburg County South 87 degrees 13 minutes 42 seconds East, a distance of 339.30 feet to an existing #5 rebar within the westerly margin of Old Statesville Road (NC Hwy 115), a variable width public right-of-way as shown on Map Book 70, page 205; THENCE with the right-of-way of Old Statesville Road the following ten (10) courses and distances: 1) South 05 degrees 28 minutes 16 seconds East, a distance of 296.27 feet to an existing #5 rebar; (2) THENCE South 04 degrees 12 minutes 39 seconds East, a distance of 97.89 feet to an existing #5 rebar; (3) THENCE South 01 degrees 19 minutes 48 seconds East, a distance of 85.96 feet to an existing #5 rebar; (4) THENCE South 00 degrees 09 minutes 06 seconds West, a distance of 98.06 feet to an existing #5 rebar; (5) THENCE South 02 degrees 30 minutes 30 seconds West, a distance of 97.97 feet to an existing #5 rebar; (6) THENCE South 04 degrees 11 minutes 28 seconds West, a distance of 98.09 feet to an existing #5 rebar; (7) THENCE South 06 degrees 17 minutes 04 seconds West, a distance of 98.38 feet to an existing #5 rebar; (8) THENCE South 07 degrees 19 minutes 33 seconds West, a distance of 71.36 feet to an existing #5 rebar; (9) THENCE South 07 degrees 50 minutes 15 seconds West, a distance of 65.09 feet to an existing #5 rebar; (10) THENCE South 07 degrees 56 minutes 12 seconds West, a distance of 30.98 feet to an existing #5 rebar within the

northeastern most margin of Metromont Parkway, a variable width public right-of-way as shown on Map Book 70, page 205; THENCE with the right-of-way of Metromont Parkway the following seven (7) courses and distances: 1) THENCE North 81 degrees 59 minutes 15 seconds West, a distance of 581.11 feet to an existing #5 rebar; (2) THENCE along a curve to the left having an arc length of 113.11 feet, and a radius of 1050.00 feet, being subtended by a chord bearing of North 85 degrees 04 minutes 25 seconds West, a distance of 113.06 feet to an existing #5 rebar; (3) THENCE North 88 degrees 09 minutes 35 seconds West, a distance of 272.16 feet to an existing #5 rebar; (4) THENCE along a curve to the right having an arc length of 94.95 feet, and a radius of 950.00 feet, being subtended by a chord bearing of North 85 degrees 17 minutes 48 seconds West, a distance of 94.91 feet to an existing #5 rebar; (5) THENCE North 82 degrees 26 minutes 00 seconds West, a distance of 170.43 feet to an existing #5 rebar; (6) THENCE along a curve to the left having an arc length of 48.54 feet, and a radius of 1450.00 feet, being subtended by a chord bearing of North 83 degrees 23 minutes 33 seconds West, a distance of 48.54 feet to an existing #5 rebar; (7) THENCE North 84 degrees 21 minutes 06 seconds West, a distance of 266.90 feet to an existing #5 rebar within the easterly line of the aforementioned HS-Tampa FL, LLC; THENCE with said line North 05 degrees 31 minutes 39 seconds East, a distance of 313.71 feet to the POINT OF BEGINNING, having an area of 38.343 Acres, more or less.

Section 2. Upon and after August 28, 2023 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:

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Charlotte City Attorney