

MOORES CHAPEL

2007
Annexation Plan

City of Charlotte, North Carolina
A Summary Report

ANNEXATION PLAN

CITY OF CHARLOTTE, NORTH CAROLINA

A PROPOSAL TO CONSIDER ANNEXATION OF THE

MOORES CHAPEL

AREA

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JULY 2006

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* (contained within Official Report only)

PREFACE

A SUMMARY OF THE NORTH CAROLINA ANNEXATION LAW AND ITS IMPLICATIONS FOR THE FUTURE DEVELOPMENT OF CHARLOTTE “What is Annexation?”

The annexation process serves a vital function in the overall development of the Charlotte urban area by aiding and guiding orderly municipal growth. In the past, Charlotte has expanded its corporate limits many times and these annexations have taken a number of forms.

Four methods of enlarging municipal boundaries are now available to cities in North Carolina under Article 4A Chapter 160A of the North Carolina General Statutes*:

- (1) annexation by special act of the state legislature;
- (2) annexation by petition of all real property owners (Part 1);
- (3) annexation by municipal ordinance (Part 3);
- (4) annexation by petition of all real property owners of non-contiguous satellite areas (Part 4).

In the third method, the General Assembly of North Carolina has authorized municipalities to initiate the annexation of land undergoing urban development. North Carolina’s annexation law has been hailed as a major step forward in municipal efforts to meet many of the problems of urban expansion.

* NC Annexation Statutes may be found on-line at:

http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/ByArticle/Chapter_160A/Article_4A.html

(note: on-line address was valid at time of printing of this report but may be subject to change)

Setting down the general principles and objectives of annexation, the statute provides:

Sound urban development is essential to the continued economic development of North Carolina. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and welfare in areas being intensively used for residential, commercial, industrial, institutional, and governmental purposes, or in areas undergoing such development. Municipal boundaries should be extended in accordance with legislative standards applicable throughout the State, to include such areas and to provide the high quality of governmental services needed therein for the public health, safety, and welfare. Areas annexed to municipalities in accordance with such uniform legislative standards should receive the services provided by the annexing municipality in accordance with annexation statute requirements. (G.S. 160A-45)

In addition to assuring that developed and developing urban areas will receive the protection and services necessary for sound urban growth, the city-initiated annexation law makes it possible to ensure that both the benefits and the responsibilities of urban life are shared by all the residents and property owners of the urban area. Often, a significant population living in the developed urban fringe beyond a city's limits receives many of the benefits of municipal tax dollars -- streets, public facilities, cultural events, museums, etc. -- without bearing a corresponding financial responsibility for those services. Because municipal services are necessary to the proper functioning and protection of the entire urban area, a basic principle may be derived -- that which is urban, should be municipal.

In the city-initiated annexation law, the state gives cities the authority to make municipal, that which is urban. To ensure that this authority will be used reasonably, the General Assembly established three key limitations. First, the law sets down objective statutory standards defining land as either "developed for urban purposes" or "land undergoing such development." Second, the law requires that the municipality be both ready and able to provide annexed areas with services equal to those provided within the rest of the city. Third, the law requires the annexation process to be undertaken publicly with advance notice of the annexation and with the opportunity for affected property owners and residents to be heard and to obtain information about the development of the annexation area and the plans for extending municipal services into the area.

Specifically, the city-initiated annexation law requires that the city prepare an annexation report, which spells out the city's plan for the financing and actual provision of services into the area that is proposed for annexation, and which documents that the area meets the prescribed standards for urban development to make it eligible for annexation. (Contracts with volunteer fire departments and private solid waste collection firms are acceptable methods of providing for fire protection and garbage collection services in annexed areas.) Following the adoption of an annexation ordinance, prescribed administrative and/or judicial review of the annexation may be requested to ensure that the city has complied with the applicable legal requirements, including following through with its plan to extend services.

The specific standards, which an area must meet in order to be eligible for annexation, are summarized below:

- (1) At least one-eighth (1/8) of the external boundary of the area must be contiguous to the current city limits.
- (2) The area cannot be part of another municipality.
- (3) The area must meet statutory criteria under at least one of the following standards:
 - (a) a minimum population density;
 - (b) a minimum population density and a minimum proportion of the area is subdivided into urban-sized lots;
 - (c) a minimum proportion of lots and tracts in the area is used for urban purposes and a minimum proportion of the residential and non-urban lots and tracts in the area is subdivided into urban-sized lots;
 - (d) the entire area of a water and sewer district, if the city and district agree that the district is developed for urban purposes and that the city will operate the district sewer system;
 - (e) all lots and tracts in the area are used for nonresidential urban uses.
- (4) In addition to property developed for urban purposes, the municipality may include a limited amount of undeveloped property in the area.

INTRODUCTION: THE ANNEXATION REPORT

Pursuant to the authority vested in the City Council of the City of Charlotte by Article 4A, Part 3, Chapter 160A of the General Statutes of North Carolina, a resolution of intent to consider annexation of the Moores Chapel Annexation Area, as defined in this Report, was adopted by the City Council at a regular meeting held on the 24th day of July, 2006. A notice of a public informational meeting to be held on the 14th day of September, 2006 and a public hearing to be held on the 9th day of October 2006, on the question of annexation is being published and mailed to property owners in accordance with legal requirements. (The dates of the public informational meeting and/or public hearing are subject to change in accordance with applicable law.)

As a prerequisite to annexation, the City is required by law to prepare this Report setting forth plans for the extension of each major City service to the area proposed to be annexed. This Report includes:

- A statement showing that the area proposed to be annexed meets the legislative standards prescribed by G.S. 160A-48
- A map showing the present and proposed City boundaries and the qualification of the area proposed to be annexed
- A map showing the general land use pattern in the area proposed to be annexed
- A statement setting forth plans for extending to the proposed annexation area the following major municipal services performed within the City at the time of annexation: police protection, fire protection, solid waste collection, street maintenance, and the extension of major trunk water mains and sewer outfall lines
- A statement describing the method of financing the extension of these services
- A statement setting forth the plans for extending other City services into the proposed annexation area and the method of financing the extension of these other services, even though such a statement is not required to be included in this Report
- A statement describing the impact of annexation on the volunteer fire department providing service and on fire protection and fire insurance rates in the area proposed to be annexed
- A statement describing how the proposed annexation will affect the City's finances and

services, including City revenue change estimates

The official report – bearing the designation “The Official Report” on the cover - has been prepared in compliance with the foregoing requirements and is available for public inspection at the Office of the City Clerk, located on the 7th floor of the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, NC 28202. A summary of The Official Report is also viewable on-line at www.charlotteplanning.org.

PART I: THE PROPOSED AREA

General Description of the Area

The Moores Chapel area is located west of the current City limits, north of the I-85/I-485 interchange. The area is predominantly developed with single family residential developments, including the Wilson Glen, Wildwood, Moores Chapel, and Chapel Grove at Belmeade Green communities. The Mecklenburg Wildlife Club and a portion of the Pawtucket golf course are included within the area, which contains 967.7 acres and has an estimated population of 1,662.

Standards and Criteria

STATEMENT SHOWING THAT THE AREA PROPOSED TO BE ANNEXED MEETS THE LEGISLATIVE STANDARDS PRESCRIBED BY G.S. 160A-48.

- A. The area proposed to be annexed meets the general standards of G.S. 160A-48(b) as follows:
1. The area is contiguous, as defined in G.S. 160A-53, to the City's boundary as of the time of the beginning of this annexation proceeding.
 2. The aggregate boundary of the area is 38,930.6 feet, of which 15,771.0 feet or 40.5% coincides with the present City boundary.
 3. No part of the area is included within the boundary of another incorporated municipality.
- B. Part or all of the area is developed for urban purposes as described in one or more of the following sub-sections:
1. The area proposed to be annexed does not meet the requirements of G.S. 160A-48(c)(1).
 2. The area proposed to be annexed does not meet the requirements of G.S. 160A-48(c)(2).
 3. Except for the portion of the area described in Section C below (“subsection (d) land”), the area proposed to be annexed meets the requirements of G.S. 160A-48(c)(3). There are a total number of 868 lots and tracts within the developed part of the area and of that number 669 or 77.0% of the total number of lots and tracts

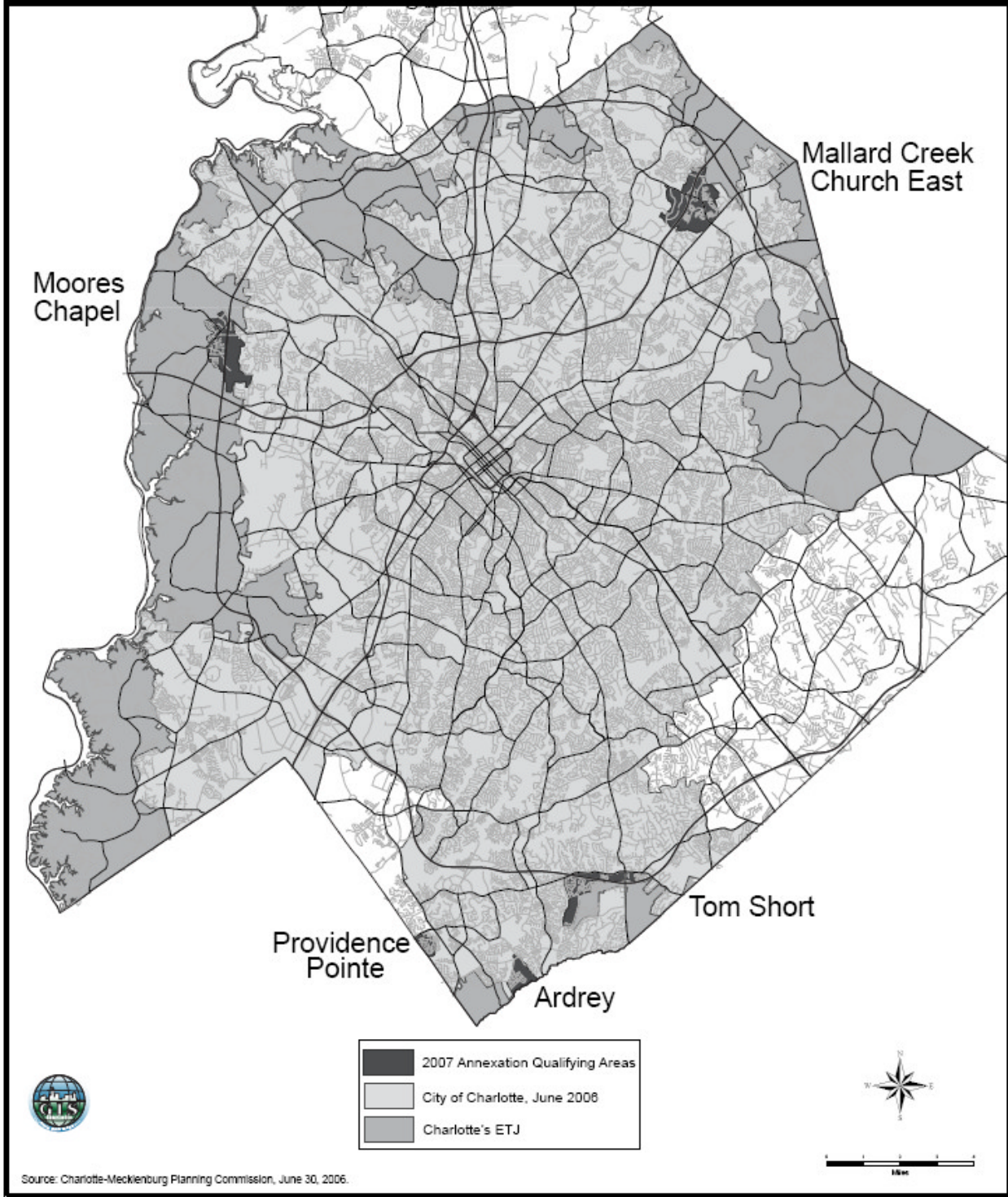
in the developed part of the area are used for residential, commercial, industrial, institutional, or governmental purposes. Further, after excluding the acreage used for commercial, industrial, governmental, or institutional purposes, 417.0 acres remain in the developed part of the area. Of that acreage, 282.4 acres, or 67.7% are in lots and tracts three acres or less in size in the developed part of the area.

- C. A portion of the proposed annexation area does not meet the requirements of G.S. 160A-48(c), as described in B1, B2, and B3 above, but does meet the requirements of G.S. 160A-48(d)(2). This area – known as “subsection (d) land” - does not exceed twenty-five percent (25%) of the total area to be annexed. The total number of acres in the area to be annexed is 967.7. Of that acreage, 224.0 acres, or 23.1% is contained in the area not yet developed for urban purposes. The area is adjacent and at least sixty percent (60%) of its external boundary coincides with any combination of the present City boundary and the areas developed for urban purposes as defined in G.S. 160A-48(c). The aggregate boundary of the undeveloped area is 25,083.7 feet of which 22,252.9 feet or 88.7 percent (88.7%) coincides with the present City boundary and the developed area (see the “subsection (d) land” map).

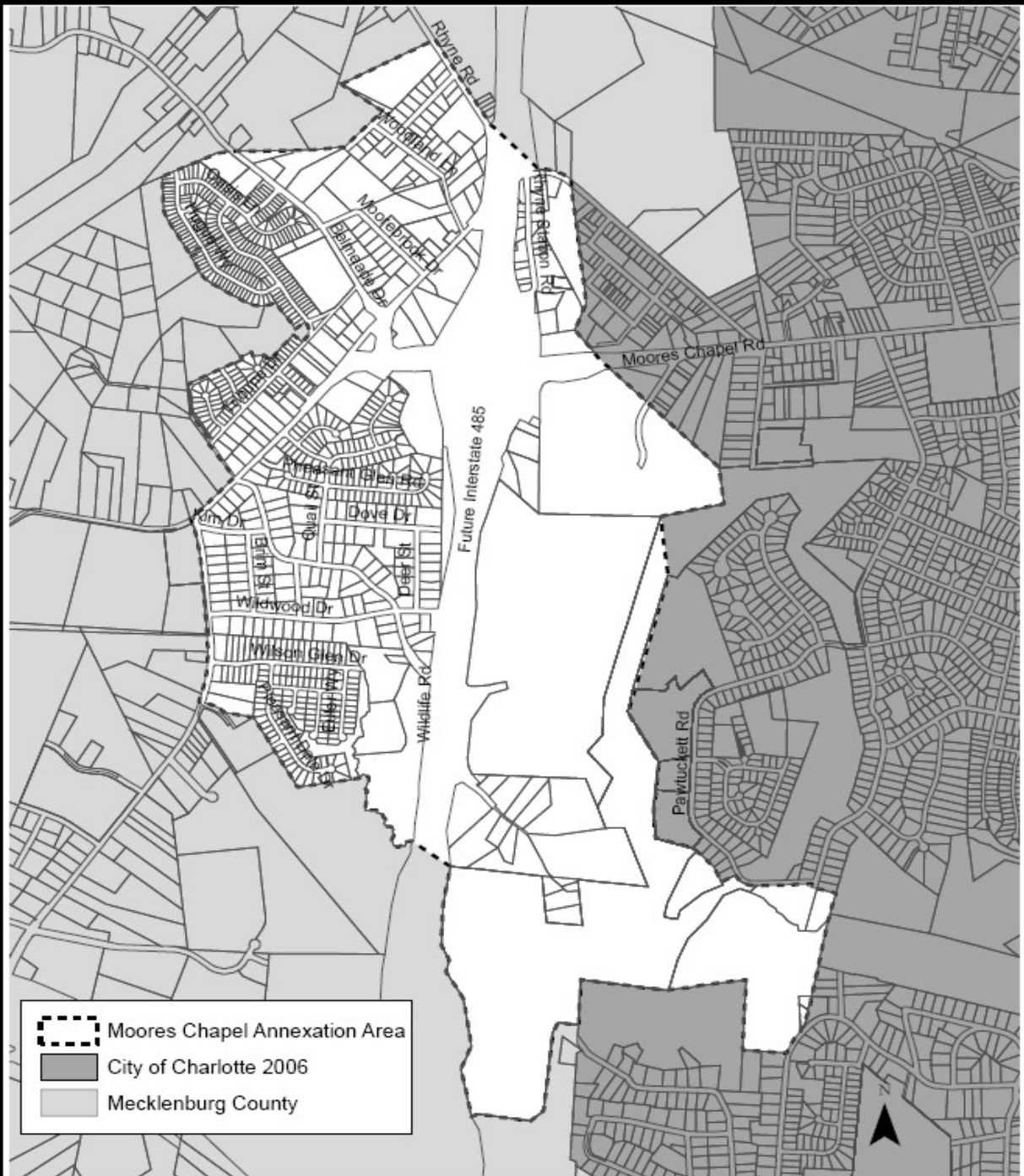
Maps of the Area

The following four pages contain maps of (a) the location of the area in relation to Charlotte, (b) the boundaries of the proposed annexation area, (c) the subsection (d) land, and (d) the generalized land use pattern for the area.

2007 Annexation Qualifying Areas

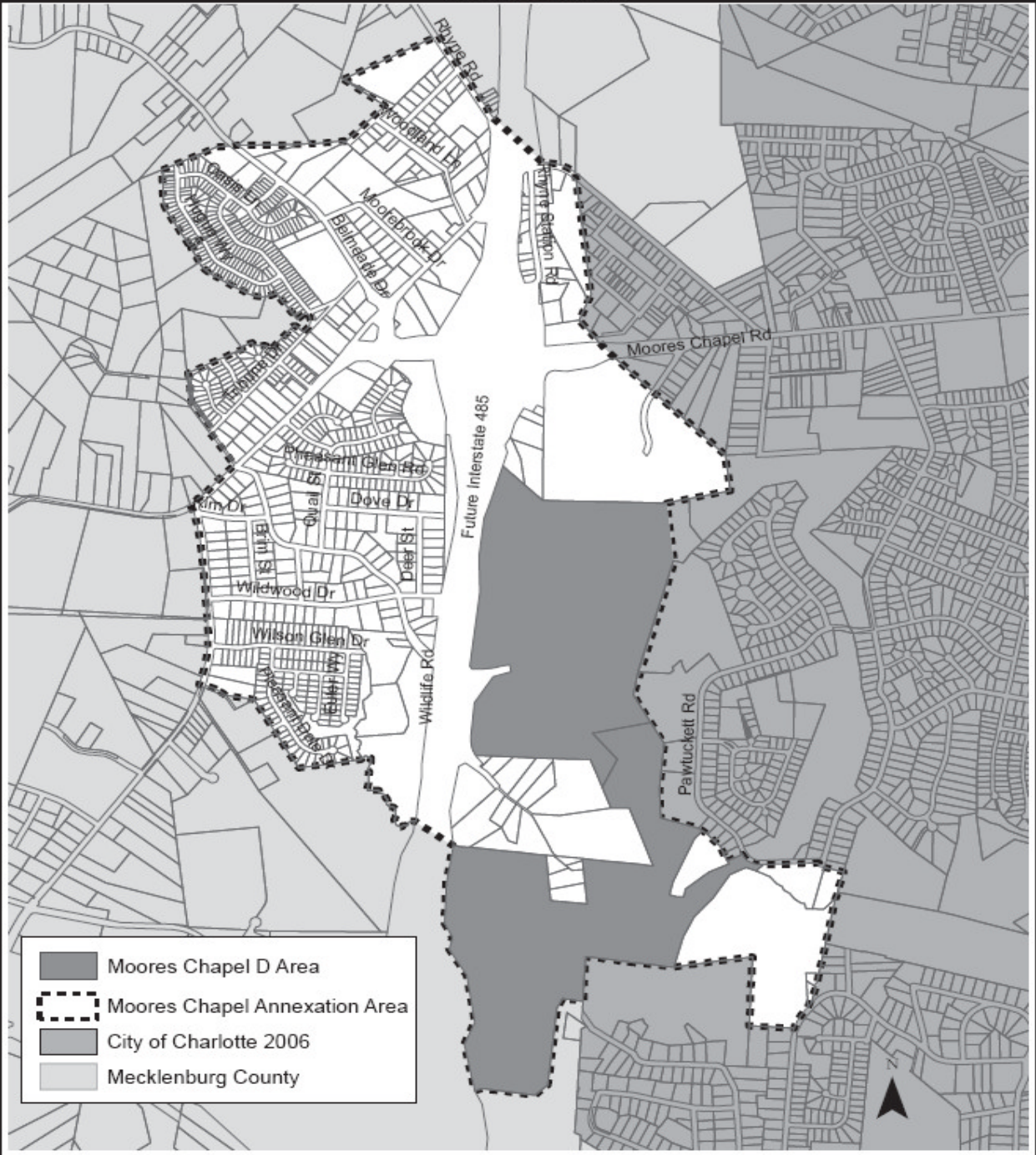


Moore's Chapel Annexation Qualifying Area, 2007



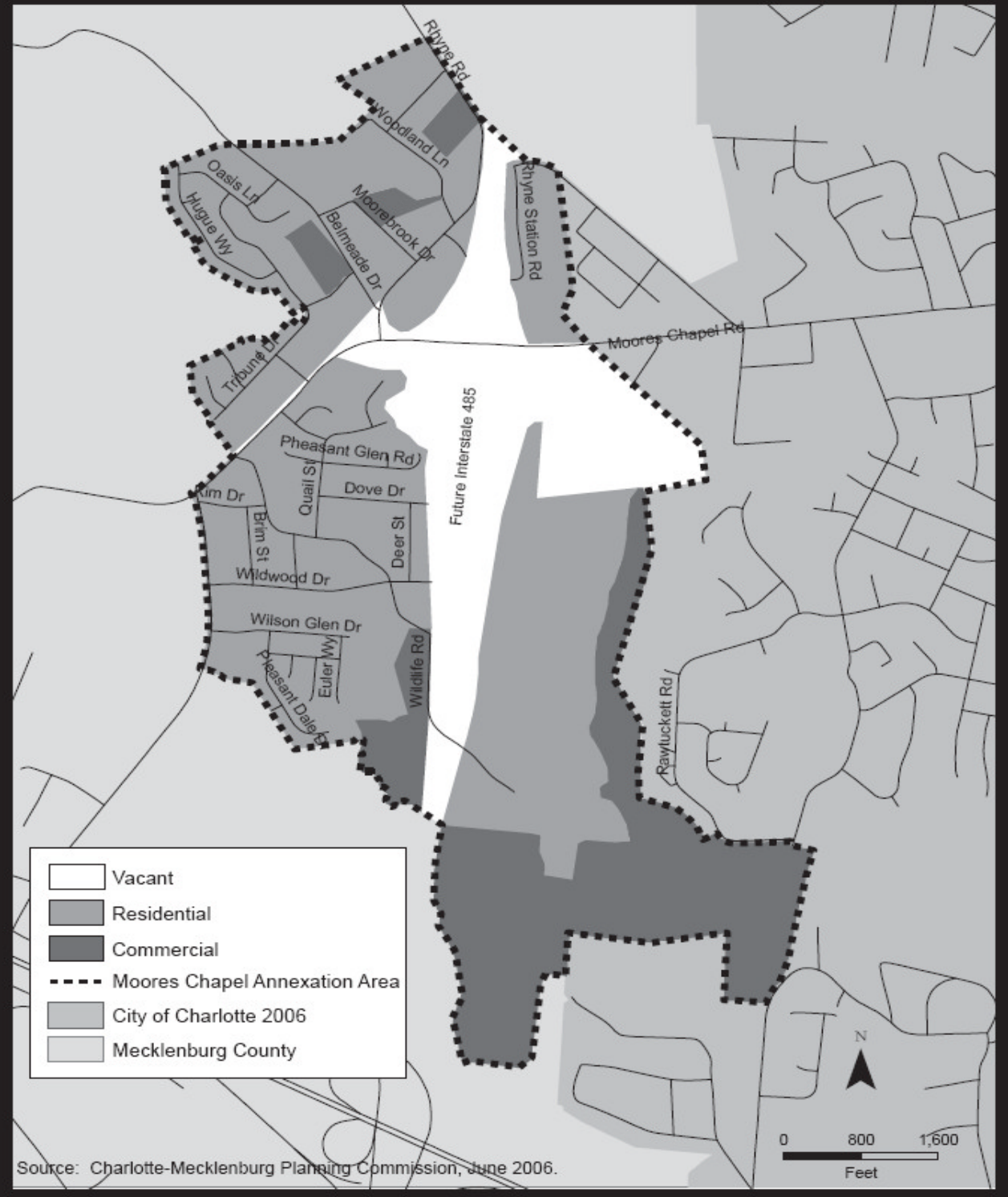
Source: Charlotte-Mecklenburg Planning Commission, April 2006.

Moore's Chapel Annexation Qualifying Area, 2007 D Land Area



Source: Charlotte-Mecklenburg Planning Commission, June 2006.

Moore's Chapel Annexation Qualifying Area, 2007 Generalized Land Use



PART II: PLAN FOR SERVICES

Extension of City Services

PLANS FOR THE CITY OF CHARLOTTE TO EXTEND MUNICIPAL SERVICES TO THE MOORES CHAPEL ANNEXATION AREA.

Police protection, solid waste collection, and street maintenance services of the City of Charlotte will be extended to the area proposed for annexation immediately upon the effective date of annexation on substantially the same basis and in the same manner as such services are provided in the City prior to annexation. Except to the extent already provided, major trunk water mains and sewer outfall lines will be extended into the area proposed for annexation so that when such lines are constructed, property owners in the area will be able to secure water and sewer service from Charlotte-Mecklenburg Utilities (CMU) (a City department), according to the CMU Water and Sewer Extension Policy. If construction is required for a new fire station and/or to complete a basic water distribution system throughout the area proposed for annexation, reasonably effective fire protection services will be provided until such construction as is described in this Report is completed. A contract with a volunteer fire department to provide fire protection is an acceptable method of providing fire protection. A contract with a private solid waste collection firm to provide collection services is also an acceptable method of providing solid waste collection services in a proposed annexation area. The City shall provide all of these services as described in the following statements:

Description of Services

GENERAL GOVERNMENT. The electorate of the City of Charlotte adopted the Council/Manager form of government in 1929. The government, general management, and control of all affairs of the City are vested in a City Council with eleven (11) members and a Mayor elected by and from qualified voters. Members hold office for terms of two years each. The membership of City Council includes four members elected at large by all voters and seven members elected from districts. Each District Council member is elected by qualified voters of his

or her district and must reside in the district which he/she represents.

The City Manager is appointed by the Mayor and City Council and serves at their pleasure as administrative head of the City, leaving the function of political leadership to the Mayor and the Council. The Manager carries out the laws enacted by the City Council and executes their wishes through the operations of the City's various departments, the heads of which report directly to her. The Manager prepares and submits preliminary annual budgets to the Mayor and Council and keeps them advised of the City's financial condition and needs.

The meetings of the City Council are open to the public, and consideration is given to citizens, residents, property owners, and others who present problems and recommendations.

POLICE PROTECTION. On October 1, 1993, police services were consolidated from the Mecklenburg County Police and City of Charlotte Police into the Charlotte-Mecklenburg Police Department (a department of the City). The Charlotte-Mecklenburg Police Department (CMPD) is a highly-trained and efficient police department whose function is the protection of life and property. Police services are provided on a continuous twenty-four hour basis and the department is prepared for emergency response to calls for service. The department performs a variety of functions, ranging from traffic control to crime prevention, and uses modern law enforcement equipment, facilities, and operations.

Police services -- such as 911 emergency service, a computerized information system, community policing, criminal investigations, and animal control-- are already being provided in the annexation area by the City pursuant to the City-County police services agreement. Police services are provided uniformly throughout the City, the annexation area, and all other portions of Mecklenburg County covered by this agreement. Therefore, police service delivery in the proposed annexation area will remain unchanged. No additional personnel or equipment will be required to provide police protection services in the annexation area.

The City's police services agreement with Mecklenburg County provides County funding as a percentage of the CMPD's total service area population, which is comprised of the City of Charlotte and the

remaining unincorporated areas of Mecklenburg County. Funding of police services for the proposed annexation area would shift from the collection of the County's Law Enforcement Service District tax to the City's property tax effective June 30, 2007.

FIRE PROTECTION. The Fire Department provides the residents of Charlotte with a high level of fire protection and suppression services, and maintains standards consistent with the requirements of the Insurance Services Office. The City enjoys a favorable insurance rating of "three". Protection is afforded by 1,082 full-time employees operating 38 engine companies, 14 ladder companies, 5 water tankers, 2 air crash/fire/rescue companies, 5 brush trucks, 2 heavy rescue squads, and 4 hazardous materials trucks. The Department's equipment is housed in 37 strategically located fire stations.

Fire protection services will be extended to the Moores Chapel area on substantially the same basis and in the same manner as provided in the City, except as otherwise described in this section of the Report. This level of fire protection to the Moores Chapel area will be provided by existing facilities located at Station 21, located at 1023 Little Rock Road, and Station 33 at 2001 Mt. Holly Huntersville Road. Service will commence on the effective date of annexation.

Reasonably effective fire protection services will be provided on the effective annexation date in those portions of the annexation area that do not contain the basic water system, until the completion of the basic water system in accordance with applicable statutes, and as described elsewhere in this Report. Each piece of Charlotte Fire Department apparatus carries a booster tank holding between 350 and 750 gallons of water, intended to provide water sufficient to begin a fire attack (and in many cases sufficient to suppress a fire). This apparatus will serve as the first fire incident attack in areas not currently served by basic water service. Additionally, Charlotte Fire Department has five 1,000 gallon tankers that are placed strategically to respond to geographic areas without sufficient water service for fire suppression. These tankers will be located at stations intended to respond to these under-served areas until water service is established.

Currently, the tankers are located at:

Station 9	4529 McKee Road
Station 12	420 Inwood Drive
Station 21	1023 Little Rock Road
Station 28	8031 Old Statesville Road
Station 35	1120 Pavilion Boulevard

While the annexation area is sufficiently served by basic water service for fire protection purposes, if a tanker were to be needed to be dispatched to the area, the tanker at Station 21 lies in closest proximity.

A contract with a volunteer fire department to provide fire protection is also an acceptable method of providing fire protection. If a volunteer fire department serving the annexation area makes a written request for a good faith offer, the City is required to make a good faith effort to negotiate a five-year contract with the volunteer fire department to provide fire protection in the area to be annexed. The written request must be delivered to the City Clerk no later than 15 days before the annexation public hearing.

TRANSIT. The Charlotte Area Transit System (CATS) operates a fleet of over 400 buses, providing public transportation service along 72 routes located throughout Mecklenburg County and surrounding counties in the Charlotte region. CATS services include express service, local, cross-town, neighborhood-community shuttles and activity center circulators.

There are currently no routes serving the annexation area. Transit service to the area will be considered in the future on the same basis as extension of service is considered in the rest of the City, as set forth by the Metropolitan Transit Commission (MTC).

In addition to the previously-listed CATS services, Special Transportation Services (STS) provides door-to-door transit services within Charlotte's City Limits, and the Towns of Matthews and Pineville. The Americans with Disabilities Act (ADA) requires complementary paratransit service (such as STS) to operate within $\frac{3}{4}$ of a mile from any CATS local bus route. Individuals

with disabilities certified as eligible according to ADA may qualify for STS paratransit service. Should local fixed route service be extended to the annexation area, STS ADA-paratransit service coverage would also need to be extended.

No additional transit funds will be required to provide transit services to the annexation area on substantially the same basis and in the same manner as provided in the City, as set forth by the MTC.

DEPARTMENT OF TRANSPORTATION. The general responsibility of the Charlotte Department of Transportation (CDOT) is to provide a safe, efficient and balanced transportation system for the movement of people and goods in the City of Charlotte. The department maintains all City streets; designs, installs, and maintains traffic signals and traffic control equipment; fabricates and installs street name and other traffic signs and markings; and performs transportation planning and provides design services for the transportation system and roadway system improvements. The department also conducts the City's Sidewalk Program, authorizes street light installations by Duke Energy, and approves take over billing for existing streetlights on public streets.

Operations/Street Maintenance Services. CDOT maintains, repairs and constructs all facilities located within the City street right of way. The current street maintenance policy states that the City of Charlotte is responsible for the general maintenance of all streets provided they are constructed in accordance with established City standards. In addition, the City will accept for maintenance those streets, which at the time of annexation are being maintained by the NC Department of Transportation (except those streets which form a part of the permanent State highway system, including all thoroughfares). Maintenance services include patching holes in the pavement, repairing roadway shoulders, cleaning and repairing storm water inlets and drains within the right of way and other related services.

The individual property owner is responsible for (1) maintenance of any property between the property line and the curb or the edge of the paved street; (2) the provision of adequate drainage

facilities so that his property will be free of standing water and will permit the natural flow of the water and, in the case of failure, the property owner shall bear the cost of facilities to alleviate this situation; and (3) the adequate maintenance and repair of adjoining sidewalk. At the request of the property owner, the City will repair or replace sidewalk with the cost of all materials necessary for the work to be borne by the property owner.

CDOT also evaluates, paves, and accepts for maintenance private streets qualifying for the Non-System Residential Street Program (NSRSP). This is a capital program that provides services for the construction of new public streets and is not a street maintenance program. Improved residential properties that front on private streets may be eligible for the NSRSP if two or more homes are served by the private street, if the majority of affected owners petition the City, and if all right-of-way required under this program for the street is donated to the City. Two million dollars of funding for the NSRSP is included in the FY2007-2011 City Capital Investment Plan, to be funded through the 2006 bond referendum (In the event the referendum fails to pass, the NSRSP will be un-funded – both in the annexation areas and City-wide). Private streets located within the proposed annexation estimated at up to \$1.48 million of NSRSP funding (cumulative cost of all NSRSP candidate projects in all five 2007 annexation qualifying areas) would be added to the list of existing City streets eligible for funding through this program.

In order to provide operations/street maintenance services on substantially the same basis and in the same manner as provided in the City, approximately \$68,835 from the General Fund in FY2008 will be appropriated in the annual budget to reflect the additional cost of services to this area. Additional equipment required to provide this service to the area will be secured. Additionally, capital costs of \$122,798 in FY2008 and \$475,466 in FY2009 from Powell Bill Funds will be required in order to improve area streets to City maintenance standards. Information on financing operations/street maintenance services is set forth in Appendix B. Street maintenance and other street-related services will commence on the effective date of annexation.

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT. This department is responsible for providing a variety of services to other departments, which include engineering services, real estate acquisition, asset management, building maintenance, and landscape management. In addition, the department is responsible for the administration of certain City regulations relative to land development and management of the City's storm water capital systems improvement and maintenance. The general objectives of the department are to plan, design, and control construction of new capital improvements to meet community needs, develop programs for maintaining existing public facilities, and ensure that private development adheres to certain City regulations.

Survey/Mapping Division. The Survey Section is responsible for all the surveying needs of Engineering and for every other City department with the exception of the Charlotte-Mecklenburg Utilities (CMU) and Aviation. Surveying services, using either City forces or outside resources, are provided for all City Capital Investment Program projects, acquisition and disposal of all City real property, providing control data for the topographical mapping services, location and stake-out services for the building permit process, surveying for all storm drainage repair projects, staking rights-of-way throughout the City and maintenance of the survey control system throughout the City and surrounding areas. The Mapping Section provides mapping services to all departments except CMU and Aviation, and manages mapping consultant contracts; provides Geographic Information System (GIS) mapping services and operates the map room for the department.

Real Estate Division. This division is responsible for the appraisal and acquisition of property on behalf of the City for Engineering, CMU, CATS, CDOT, and Neighborhood Development for the construction of public facilities. Its Asset Management Section inventories and sells all surplus City owned real estate and conducts the negotiations to lease City owned property when appropriate. Real Estate assists CMU by acquiring land and easements for extending water and sewer services to newly annexed areas. This assignment may be performed by City staff or may be contracted to private agents. Services will be in accordance with CMU schedules.

Land Development Division. This Division reviews and inspects private development sites ranging from single family subdivisions to large commercial projects to ensure compliance with pertinent City Ordinances and standards. This group is also responsible for coordination of site-related City Code requirements (including City Zoning Ordinance) through the building permit process.

Storm Water Services Division Storm Water Services provides a safe, clean, and cost-effective storm drainage system that controls flooding and erosion through capital improvement and maintenance projects. Through its Water Quality program, Storm Water Services meets regulatory compliance standards, administers environmental permitting, lowers pollution caused by storm water run-off, and monitors Best Management Practices installed in connection with land development.

Landscape Management Division. This division is responsible for landscaping and grounds maintenance for seven uptown parks, 53 City buildings and over 225 median, islands, and other landscape projects which are along rights-of-way or public facilities. Other responsibilities include the maintenance/mowing of vacant City lots, City street rights-of-way, and the I-77/I-277 Loop. They also plant and maintain street trees through the citizens' co-op program and the street tree replacement program. Tree maintenance services include removal of dead, diseased, or fallen trees, pruning dead wood, and clearing site distance obstructions (low hanging and broken limbs that block street signs and street lights) on City rights-of-way. Landscape Management reviews plans and designs for roadway and other right-of-way construction projects where landscaping and street trees would be installed through the capital program. The City's six cemeteries are operated and maintained by this division. These services are performed either with City personnel or with contract services. Landscape Management services will commence on the effective date of the annexation.

Building Maintenance Division. This division provides preventative maintenance and repairs for 168 City-owned facilities. Services include HVAC maintenance, electrical and construction maintenance, and painting.

Other Divisions. The other divisions of the Engineering and Property Management Department are more directly affected by the City's Capital Investment Program than by service requests from citizens, residents, property owners or the development community.

To provide Engineering & Property Management services to the annexation area on substantially the same basis and in the same manner as provided in the City, approximately \$8,500 from the General Fund in FY2008 will be appropriated in the annual budget to reflect the additional cost of services to this area. Information on financing Engineering and Property Management service is also set forth in Appendix B. Services will commence on the effective date of annexation.

SOLID WASTE SERVICES. The department provides weekly garbage, recyclables and yard waste collection services; has a call-in service for collection of bulk items, white goods, tires and dead animals; delivers rollout carts and recycling bins to customers; sweeps, cleans and picks up litter from streets and right-of-way areas; participates with neighborhoods in cleaning up illegal dumps, sponsorship of neighborhood gardens and specialized cleaning programs; provides public education and customer service; and manages contracts for solid waste collection services.

Collections. This division provides weekly residential collection of garbage, recyclables, yard waste, bulky items, white goods and tires, although portions of the City may be served through a contract with a private solid waste collection firm under managed competition guidelines. Residents are provided with one 96-gallon rollout cart and one 14/18-gallon recycling bin free of charge. Garbage, recyclables and yard waste are collected from the curb on a regularly-scheduled weekly collection day. Bulk items, white goods and tires are collected on the next regularly-scheduled collection day, following receipt of a call-in pick-up request. Disabled residents may request backyard garbage collection upon the recommendation of a certified physician and receive the service upon verification of the need by City staff.

Special Services. This division provides weekly garbage collection from small businesses; dead animal collection; sweeps and cleans permanently paved streets; litter collection and cleanup of

illegal dumps; delivery of rollout carts and recycling bins and general cleanup services in the Central Business District on a routine basis and for special events.

Administration: Collection Services. The City has authorized a contract with Inland Services, Inc. to provide refuse, recyclables, yard waste, bulky item, and white goods collection services in the West Zone of the City, to which the annexation area is adjacent. Other portions of the City are served through a contract with a private solid waste collection firm. Since the proposed annexation area is adjacent to a portion of the City to be served by Inland Services, Inc., the City may provide the service to residential units in the proposed annexation area by contracting with Inland Services, Inc.

The City contracts with a private company to collect refuse and recyclables from multi-family complexes having 30 or more residential units that use dumpsters or compactors. The City also contracts to provide scheduled bulky item pickup service for these complexes. Additionally, the City contracts the delivery and maintenance of all rollout garbage containers. Regardless of whether solid waste services are provided by a private solid waste collection firm or by City forces in the proposed annexation area, such services will be provided on substantially the same basis and in the same manner as such services are provided in the City.

In order to provide solid waste services on substantially the same basis and in the same manner as provided in the City, approximately \$124,722 from the General Fund in FY2008 will be appropriated in the annual budget to reflect the additional cost of services to this area. Additional personnel and equipment required to provide this service to the area will be secured. Additionally, \$17,267 from the FY2007 (current year) General Fund – which has been designated in the FY2007 budget for annexation start-up costs – will be applied to start-up costs associated with solid waste services. Information on financing Solid Waste Services is set forth in Appendix B. Services will commence on the effective date of annexation.

BUSINESS SUPPORT SERVICES Business Support Services (BSS) is responsible for providing the corporate services infrastructure necessary for the success of the City. The services

include fleet management, corporate technology, procurement, radio and network communications, and an assortment of other operational and strategic services.

No additional funding will be required in order for BSS to extend its services to the proposed annexation area on substantially the same basis and in the same manner as now provided in the City. Services will commence on the effective date of annexation.

NEIGHBORHOOD DEVELOPMENT The Neighborhood Development Key Business provides services in three basic areas.

Code Enforcement This area enforces the City's minimum housing code and nuisance ordinances that improve the City's appearance and health and safety. These nuisance ordinances include abandoned vehicles, high weeds/grass, trash and illegal dumps and parking on front lawns. Code Enforcement also enforces the City Zoning Ordinance that regulates land use and development intensity in order to promote the health and safety of City residents.

Housing Services This area administers the City's federal Community Development Block Grant, and oversees a number of housing and community development programs and activities including the affordable housing program, the HOME grant, and innovative housing initiatives.

Neighborhood Services This area provides neighborhood capacity building through complex problem solving, community leadership and organizational development, neighborhood matching grants and workforce development administration.

No additional resources will be required in order for Neighborhood Development to extend its services to the proposed annexation area on substantially the same basis and in the same manner as now provided in the City. Services will commence on the effective date of annexation.

OTHER CITY DEPARTMENTS. Several other departments of City government are not involved in direct services to residents of the City or to its geographic areas. However, these

departments are essential to the general operation of municipal business and will service the annexation areas in the same manner that they service the existing City. Such departments include Finance, Planning, Human Resources, Budget and Evaluation, and Aviation.

No additional resources will be required to provide these other City services on substantially the same basis and in the same manner as provided in the City. Services will commence on the effective date of annexation.

WATER AND SEWER SERVICE. Charlotte-Mecklenburg Utilities (CMU) – a department of the City - is responsible for the operation, maintenance, and extension of water and sewer facilities that serve Charlotte and Mecklenburg County. The department's treatment system provides the Charlotte-Mecklenburg area with adequate quantities of potable water, and returns treated wastewater back to streams and rivers. The department operates on revenue generated by the sale of water and sewer service to its customers.

Unless already provided, the basic water system will be constructed in the area proposed for annexation so that fire hydrants can be placed within the following distances of existing land uses and provide necessary water lines and fire hydrants for fire protection purposes:

<u>Use</u>	<u>Distance</u>
Single family residential	750 feet
Multi-family residential	500 feet
Business	500 feet

Unless already provided, the basic sewer system will be extended to the low point in every publicly-maintained street. The basic water and sewer systems to be extended in the annexation area are shown in the Official Report (viewable at the Office of the Charlotte City Clerk, located at 600 E. Fourth Street, Charlotte, NC 28202), and are reproduced in small scale in this Summary Report (which can be viewed at www.charlotteplanning.org).

In order to comply with the annexation law, the City of Charlotte -- as recommended by Charlotte-Mecklenburg Utilities -- will provide this area with the basic sewer system and the basic water system required for fire protection. The basic sewer system and the basic water system for the area will be under contract and constructed as set forth in the proposed construction timetable (see below). In any event, construction will be completed within two years of the effective date of annexation.

The water and sewer systems to be provided in the area will meet the requirements of the annexation law and will include the extension of major trunk water mains and sewer outfall lines into the area so that when such lines have been extended, property owners in the area will be able to secure water and sewer service from the City according to the Water/Sewer Extension Policy adopted by the Charlotte City Council on May 26, 1992, including any amendments thereto. Extension of sewer street mains and water mains in dedicated, maintained streets will be constructed in accordance with the Water/Sewer Extension Policy.

The proposed basic sewer trunk system is estimated to cost \$408,700 and the proposed basic water system is estimated at \$285,638. In order to provide funds to finance the extensions to the basic systems that are called for in this Report, the City will issue bonds pursuant to Sub Chapter IV, Chapter 159 of the General Statutes. Expenses for operating the systems will be derived from revenues obtained through the sale of water and sewer services. Information on financing water and sewer services is set forth in Appendix B.

Owners of occupied dwelling units and owners of operating commercial or industrial properties within the area proposed to be annexed have certain rights to request the extension of water and/or sewer lines to such properties or to a point on a public street or road right-of-way adjacent to such properties according to the financial policies in effect in the City for extending water and sewer lines. Additional information about such rights is set forth in Appendix D of this Report.

Below is a proposed timetable for the construction of the basic water and sewer systems in the

proposed annexation area. The following pages contain maps of the existing water and sewer system countywide and the basic water and sewer system in the annexation area. The Official Report for the annexation area contains one or more detailed maps of the annexation area showing present major trunk water mains and sewer interceptors and outfalls and the proposed extension of such mains and outfalls bearing the seal of a registered professional engineer. Such maps are located in a pocket at the end of the Official report, viewable in the office of the Charlotte City Clerk, located in the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, NC 28202.

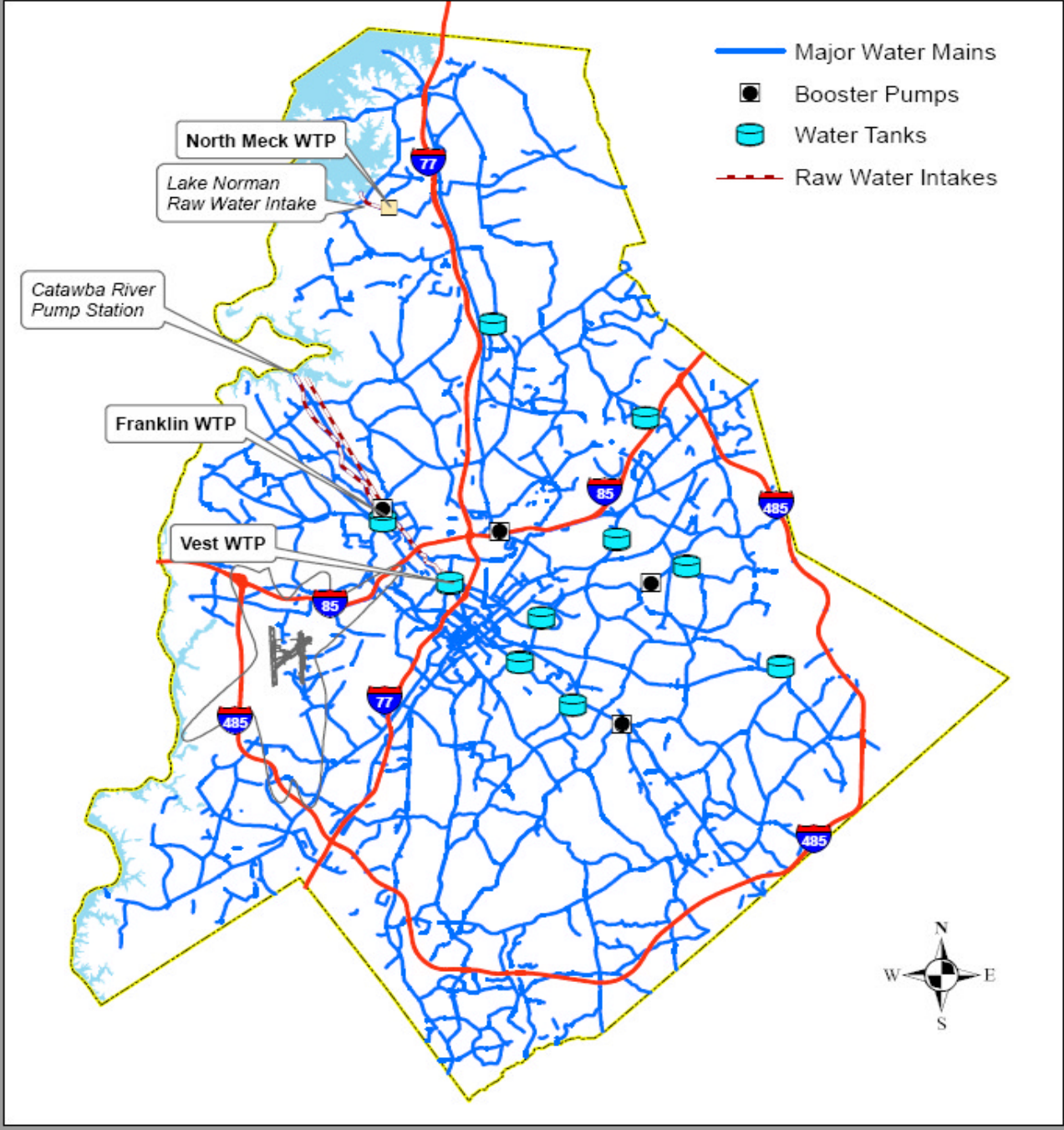
MOORES CHAPEL ANNEXATION AREA

2007 Annexation

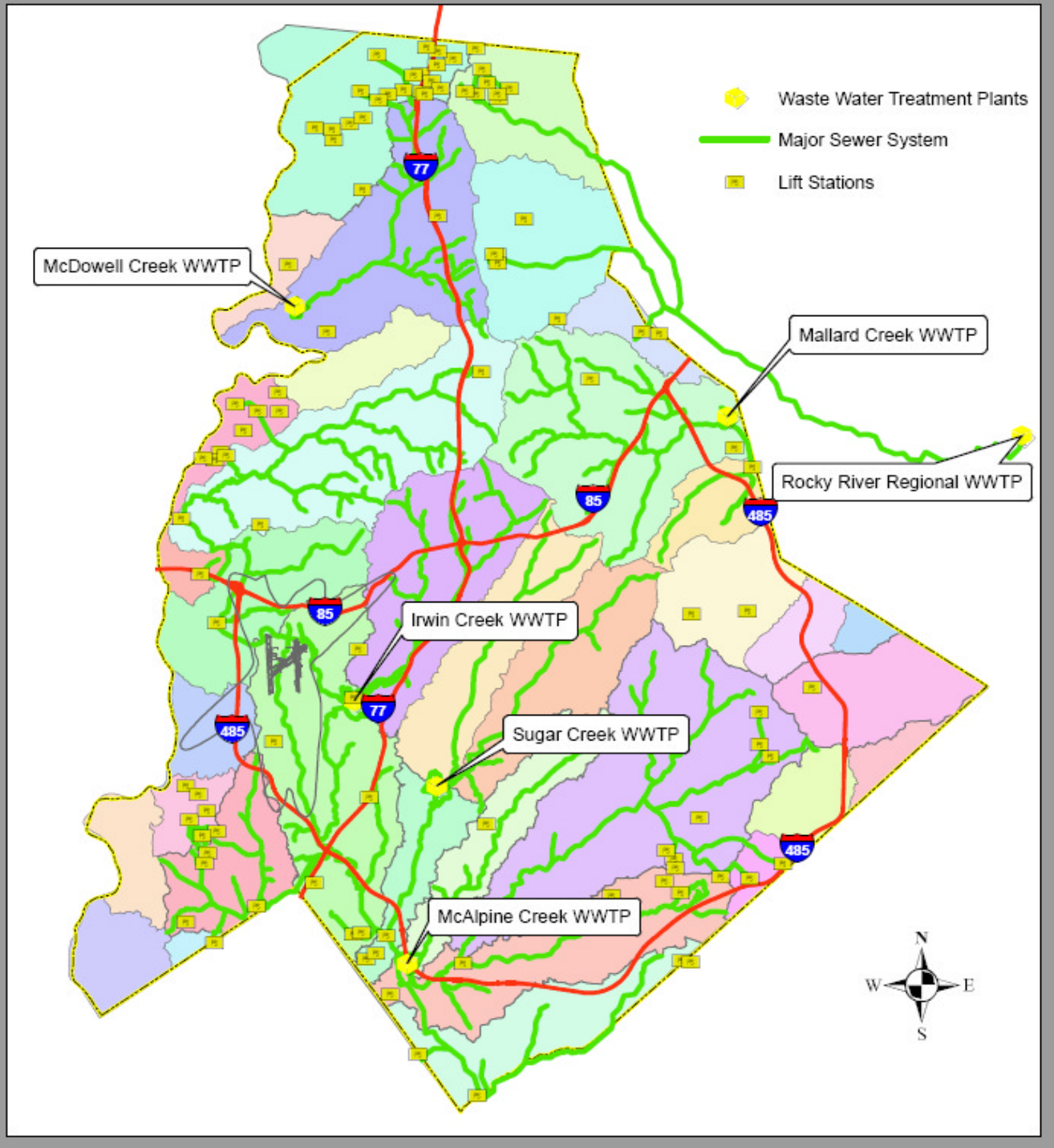
Proposed Construction Timetable for Water and Sanitary Sewer

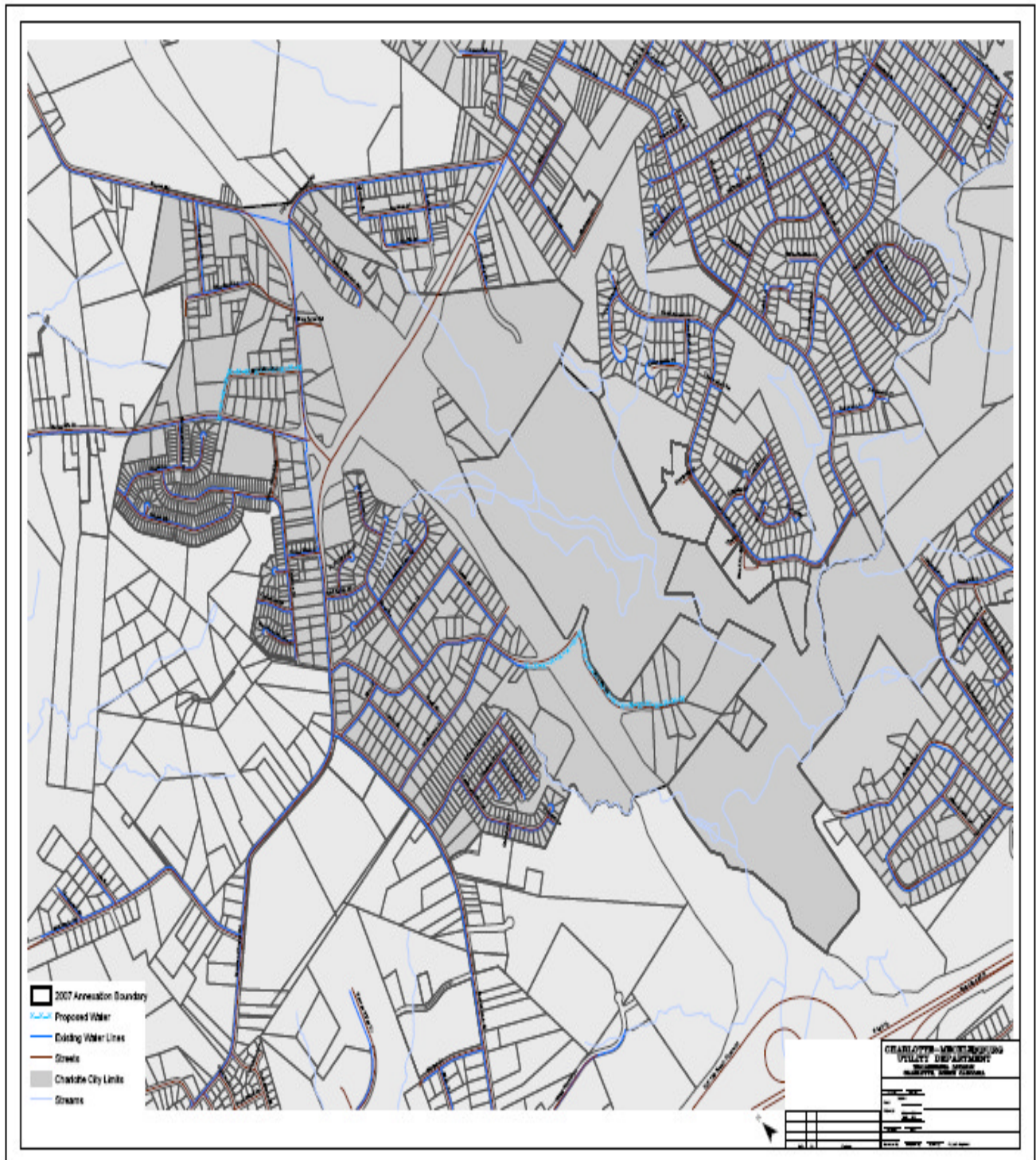
Award Design Contract:	November, 2006
Begin Design/Survey:	November, 2006
Submit 50% of Completed Plans & right-of-way Maps for Acquisition:	May, 2007
Complete Water and Sanitary Sewer Design:	January, 2008
Advertise for Construction:	February, 2008
Complete Construction:	June 30, 2009

Charlotte-Mecklenburg Utilities Major Water System

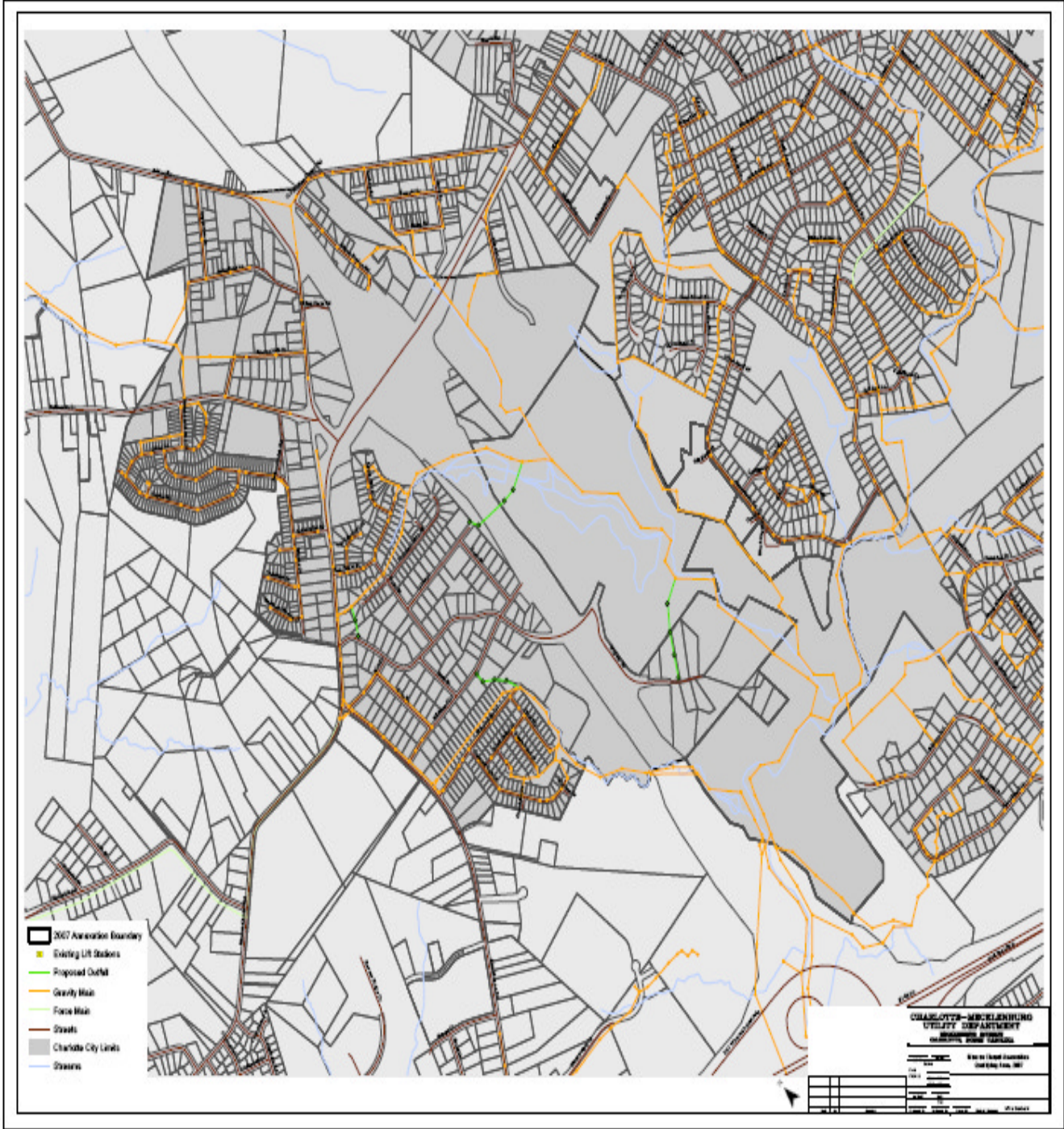


Charlotte-Mecklenburg Utilities Major Sewer System





Proposed Water Transmission Mains



Proposed Sewer Trunk Lines

PART III: FIRE PROTECTION IMPACT STATEMENT

West Mecklenburg Volunteer Fire Department

The West Mecklenburg Volunteer Fire Department (VFD) provides fire suppression services to the Moores Chapel annexation area, and the Mecklenburg County Fire Marshal's Office provides fire prevention services. The West Mecklenburg VFD serves as an insurance district as defined by G.S. 153A-233 and no fire tax is levied on the property it protects. It also reports that it does not employ full-time personnel.

The West Mecklenburg VFD estimates that the area of its fire district is 17.38 square miles; it estimates that it protects a population of 7,584 people. The population of the Moores Chapel area is estimated to be 1,662 and the area 1.51 square miles. Based on this information, annexation of the Moores Chapel area will result in an estimated 8.7 percent reduction in the area and an estimated 21.9 percent reduction in the population served by the West Mecklenburg VFD.

After annexation, the Charlotte Fire Department will provide all fire protection services to the Moores Chapel area, possibly supplemented by a contract for fire suppression with the West Mecklenburg VFD.

Fire Suppression

The West Mecklenburg VFD did not report the pumpers, water tankers, or brush trucks it operates for fire suppression services, nor did it report specifically upon what apparatus is dispatched to fires. Therefore a comparison of their equipment to that which is dispatched by the

Charlotte Fire Department could not be done. The West Mecklenburg VFD utilizes water from Charlotte Mecklenburg Utilities Department hydrants for fire suppression purposes. Volunteer firefighters' response is based on their individual ability to leave home or work when dispatched for a fire. West Mecklenburg VFD reports that an average of 8 volunteers respond during daylight hours (8:00 a.m. to 6:00 p.m.) and 23 at night (6:01 p.m. to 7:59 a.m.).

At the first report of a structure fire in the Moores Chapel area, the Steele Creek Volunteer Fire Department is also dispatched to assist the West Mecklenburg VFD. The Mecklenburg County communications center provides dispatching to all Mecklenburg County volunteer fire departments, receiving calls through the 911 emergency number. Additional assistance is available upon Steele Creek VFD's request from other volunteer departments and from the Charlotte Fire Department.

The Charlotte Fire Department will provide fire suppression response to the Moores Chapel area after annexation. The Charlotte Fire Department is the only professional, municipal fire department in Mecklenburg County and is the only fire department that employs full-time firefighters. The Department operates 38 engine companies, 14 ladder companies, 2 urban search and rescue squads, 4 water tankers, 4 brush trucks, and other assorted fire suppression equipment. At the first report of a structure fire in the Moores Chapel area, a battalion chief, two engine companies, and a ladder company will be dispatched with a day and nighttime staff of 13 firefighters and officers. Dispatching will be provided by the Department's communications center, which receives calls through the 911 emergency number. Additional assistance in

suppressing fires is available from all Charlotte Fire Department companies, and mutual aid can be requested from volunteer fire departments, and – if necessary – from municipal departments located in adjoining counties.

The West Mecklenburg VFD station is located at 3100 Sam Wilson Road. Average response time from this station to the Moores Chapel area is estimated by the Charlotte Fire Department to be approximately 5 minutes, with a response range from 4 to 7 minutes, depending upon the location of the fire within the Moores Chapel area. This represents a distance range from 0.5 to 2.0 miles. This time does not include response by volunteers to the fire station to staff the fire trucks, which is estimated by West Mecklenburg VFD to average 6 minutes during the day and 2 minutes at night. Because volunteers may respond directly to the fire scene from various parts of the community, it is difficult to determine the response time for an adequate number of personnel to control a fire.

Charlotte Fire Department Station 21, located at 1023 Little Rock Road, houses the closest engine with an estimated response time of 7 minutes to the farthest point in the Moores Chapel area, with an estimated response range of between 5 and 7.2 minutes, representing a distance range of 2.3 to 3.6 miles. Charlotte Fire Department Station 33, located at 2001 Mt. Holly-Huntersville Road, will provide the second engine, and a ladder will come from Station 33. Response times to the Moores Chapel area meet the City-wide standard for protection of single family residential property (9 minutes maximum), multifamily residential (6 minutes), and business property (6 minutes) which correspond to Class 3 requirements of the Insurance Services Office.

Financial Information

Capital assets of the West Mecklenburg VFD for the most recently completed fiscal year were \$1,265,870. The West Mecklenburg VFD has reported a liability of \$416,329.61 on apparatus and equipment.

The West Mecklenburg VFD estimates that annexation of the Moores Chapel area will result in an annual revenue loss of \$42,714.35 or 35 percent of its total revenues.

Fire Prevention and Emergency Readiness

The Mecklenburg County Fire Marshal's Office currently provides fire code enforcement, fire investigation services, smoke detector installations, public education, and construction plans review. After annexation, the Charlotte Fire Department will provide all these services, plus juvenile firesetters counseling and fire hydrant maintenance.

Insurance Risk

With fire suppression provided by the West Mecklenburg VFD, homes in the Moores Chapel area receive a Class 5 rating from the North Carolina Rate Bureau. After annexation, with service from the Charlotte Fire Department, the Moores Chapel area will be included in Charlotte's Class 3 rating. A table of comparisons follows:

Annual Premiums for HO3 Insurance Policy*				
	\$150,000 Valuation		\$250,000 Valuation	
	Frame	Brick	Frame	Brick
Class 3	\$658	\$626	\$658	\$626
Class 5	\$658	\$626	\$658	\$626
Class 6	\$658	\$626	\$658	\$626
* NC Rate Bureau base rates for standard coverage of a 3-year-old house with \$100 deductible and credits for smoke detectors, fire extinguishers, and deadbolt locks.				

Insurance rates for businesses may vary considerably, and large structures which are determined by the Insurance Services Office to require more than 3500 gallons of water per minute for firefighting are rated individually and independently of the area's insurance classification. A typical sample rate for a small business structure is shown below.

Annual Premiums for Insuring a Small Business Structure **	
	\$300,000 Valuation
Class 3	\$2,042
Class 5	\$2,112
Class 6	\$2,213
** NC Rate Bureau base rates for a non-sprinklered brick mercantile structure	

PART IV: CITY FINANCES AND SERVICES IMPACT STATEMENT

The City has prepared an analysis of forecasted revenues and cost estimates for providing City services as part of an economic analysis for each annexation area. These revenues include the property tax, sales tax, beer and wine tax, utility franchise tax, business privilege tax, animal licenses, motor vehicle license, utilities franchise tax, solid waste disposal fees, storm water fees, and Powell Bill funds. Service cost estimates were generated for street/transportation services, fire and police protection services, engineering services, solid waste collection, water and sewer service, neighborhood development service, and business support services.

An analysis of revenues and costs for the Moores Chapel annexation area indicates projected revenues of \$729,690 and \$840,977 in the first and second years of annexation, respectively. The anticipated service costs are \$324,855 and \$620,522 in the first and second years, respectively. In addition, \$694,338 in capital improvements are recommended for projects such as water and sewer service extensions.

The analysis of revenues and costs was presented to City Council at their meeting of July 17, 2006. Detailed information is on file in the City Clerk's Office ("2007 Preliminary Annexation Report") and in Appendix B of this Report.

There are several sources of revenues for Mecklenburg County that will be impacted by the proposed annexation. Those revenue sources and the estimated change in those revenues for the City as a result of the proposed annexation are set forth in the following chart:

TAXES AND FEES	FY 2007 City Revenues	FY 2008 – Annexation Area Estimated Revenue Change	FY 2009 – Annexation Area Estimated Revenue Change
Sales Tax	\$53,865,430	\$5,887	\$67,347
Beer and Wine Tax	2,800,000	6,353	6,544

() figures in parentheses above indicate a decrease

A copy of this Report (including Appendix B), as well as a copy of the Preliminary 2007 Annexation Report are both provided to the Clerk of the Board of County Commissioners for Mecklenburg County.

APPENDICES

APPENDIX A

STATISTICAL SUMMARY PER ANNEXATION STATUTORY REQUIREMENTS

MOORES CHAPEL AREA IN TERMS OF STATUTORY REQUIREMENTS (STATISTICS COMPILED APRIL, 2006)

STATUTORY PREREQUISITE

At least one-eighth (1/8) of the total boundary (or 12.5%) of the area must coincide with the present municipal boundary.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total boundary	38,930.6 ft.	
2. Boundary contiguous with municipal boundary	15,771.0 ft.	
3. Proportion of total boundary contiguous with the municipal boundary	40.5%	$\geq 12.5\%$

(area meets this statutory prerequisite)

QUALIFYING CRITERIA – GS 160A-48(c)(1)

Has a resident population equal to at least 2.3 persons for each acre of land within the developed part of the area.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total number of dwellings in developed part of area	670	
2. Average number of persons per household (2000 Census)		
Single family	2.66	
Multi-family	1.83	
3. Estimated population of developed part of the area	1,662	
4. Acreage of developed part of the area	743.7	
5. Population per acre in developed part of area	2.23	≥ 2.3

(area does not qualify under GS 160A-48(c)(1))

STATISTICAL SUMMARY (Continued)

QUALIFYING CRITERIA – GS 160A-48(c)(2)

Has a resident population equal to at least one person per acre in the developed part of the area, and at least 60% of the acreage of all the lots in the developed part of the area must be in lots 3 acres or less and at least 65% of the number of lots in the developed part of the area must be one acre or less.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Population per acre (calculated above)	2.23	>= 1.0
2. Total acreage of all lots in developed part of the area	505.0	
3. Total acreage of lots 3 acres or less in developed part of area	293.2	
4. Acreage of 3 above as proportion of 2 above	58.0%	>=60%
5. Total number of lots in developed part of the area	801	
6. Number of lots in developed portion of area 1 acre or less	868	
7. Number of lots in 6 above as proportion of 5 above	92.2%	>=65%

(area does not qualify under GS 160A-48(c)(2))

STATISTICAL SUMMARY (Continued)

QUALIFYING CRITERIA – GS 160A-48(c)(3)

At least 60% of the total number of lots and tracts in the developed part of the area at the time of annexation are used for urban purposes, and is subdivided into lots and tracts such that at least 60% of the total acreage in the developed part of the area (not counting acreage used for commercial, industrial, governmental, or institutional purposes) consist of lots and tracts three acres or less in size.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total number of lots and tracts in developed part of area	868	
2. Total number of lots and tracts used for urban purposes in developed part of area	669	
3. Total lots and tracts used for urban purposes in developed part of area, as a proportion of total lots and tracts	77.0%	>=60%
4. Total acreage of developed part of area, excluding acreage used for commercial, industrial, governmental, or institutional purposes	417.0	
5. Total acreage of developed part of area in lots and tracts 3 acres or less, not counting acreage used for commercial, industrial, governmental, or institutional purposes	282.4	
6. Acreage in 5 above as proportion of acreage in 4 above	67.7%	>=60%

(area qualifies under GS 160A-48(c)(3))

STATISTICAL SUMMARY (Continued)

QUALIFYING CRITERIA – GS 160A-48(d)

At least sixty percent of the external boundary of the area not meeting the requirements of subsection (c) (above) must coincide with any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (c).

However, these areas not yet developed for urban purposes may not exceed twenty-five percent of the total area to be annexed.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total acreage of annexation area (combined subsection (c) & (d))	967.7	
2. Total acreage of subsection “d” land	224.0	
3. Percent of area which is subsection “d”	23.1%	<=25%
4. Total boundary of subsection “d” land	25,083.7 feet	
5. Boundary of subsection “d” land contiguous with municipal boundary and boundary of developed part of area	22,252.9 feet	
6. Boundary in 4 above as proportion of 5 above	88.7%	>=60%

(area qualifies under GS 160A-48(d))

Appendix B: 2007 Annexation Area Economic Analysis: Moores Chapel

	FY07	FY08			FY09
	<u>Start-Up</u>	<u>One-Time</u>	<u>Recurring</u>	<u>Total</u>	<u>Total</u>
EXPENDITURES					
TRANSPORTATION					
Street Lighting	0	0	6,365	6,365	6,365
Operations	0	28,655	0	28,655	0
Street Maintenance	0	0	3,815	3,815	3,815
Electronic Systems	0	30,000	0	30,000	0
FIRE					
Operations	0	0	0	0	0
SOLID WASTE	17,267	936	123,786	124,722	128,876
ENGINEERING					
Operations	0	2,500	6,000	8,500	6,000
CITY MANAGER'S OFFICE					
Corporate Communications	4,487	0	0	0	0
NEIGHBORHOOD DEVELOPMENT					
	0	0	0	0	0
BUSINESS SUPPORT SERVICES					
	0	0	0	0	0
ECONOMIC LOSS					
Volunteer Fire Departments	55,081	0	0	0	0
Private Solid Waste Collection Firms	87,669	0	0	0	0
TOTAL GENERAL FUND	164,504	62,091	139,966	202,057	145,056
POWELL BILL FUND					
Street Maintenance	0	48,410	74,388	122,798	475,466
CIP - Bridge Improvements	0	0	0	0	0
STORM WATER FUND	0	0	0	0	0
TOTAL OPERATING EXPENDITURES	164,504	110,501	214,354	324,855	620,522
GENERAL CAPITAL					
Fire Station	0	0	0	0	0
Transportation	0	0	0	0	0
UTILITIES (Capital Expend)					
Water	285,638	0	0	0	0
Sewer	408,700	0	0	0	0
TOTAL EXPENDITURES	858,842	110,501	214,354	324,855	620,522

2007 Annexation Area Economic Analysis: Moores Chapel

	FY07	FY08			FY09
	<u>Start-Up</u>	<u>One-Time</u>	<u>Recurring</u>	<u>Total</u>	<u>Total</u>
REVENUES					
TAXES AND FEES					
Property Taxes ⁽¹⁾	0	0	341,158	341,158	351,393
Business Privilege	0	0	24,720	24,720	25,462
Cable TV Franchise	0	0	14,372	14,372	14,803
Animal Control	0	0	1,005	1,005	1,040
Utility Franchise	0	0	51,479	51,479	53,024
Sales Tax ⁽¹⁾	0	0	5,887	5,887	67,347
Beer and Wine Tax	0	0	6,353	6,353	6,544
Motor Vehicle License	0	0	9,230	9,230	9,414
Solid Waste Disposal	0	0	25,410	25,410	26,173
User Fees	0	0	0	0	0
TOTAL GENERAL FUND	0	0	479,615	479,615	555,200
POWELL BILL FUND	0	0	57,116	57,116	58,829
MUNICIPAL DEBT SERVICE FUND ⁽¹⁾	0	0	69,147	69,147	83,246
PAY-AS-YOU-GO FUND ⁽¹⁾	0	0	61,240	61,240	74,705
STORM WATER FUND	0	0	62,573	62,573	68,997
TOTAL OPERATING REVENUES	0	0	729,690	729,690	840,977
FY2007-FY2011 CIP	0	0	0	0	0
WATER AND SEWER REVENUE BONDS	694,338	0	0	0	0
TOTAL ALL REVENUES	694,338	0	729,690	729,690	840,977
REVENUES OVER EXPENDITURES	(164,504)	(110,501)	515,336	404,835	220,455
Net Impact to General Fund	(164,504)	(62,091)	339,649	277,558	410,144

Note

⁽¹⁾ portions of the property tax and sales tax are allocated to the Pay-As-You-Go and Municipal Debt Service Funds based on the property tax distribution.

2007 ANNEXATION AREA BOUNDARY DESCRIPTION

MOORES CHAPEL ANNEXATION AREA

Beginning at a point on the Existing Charlotte City Limits Line, described as being in a Northwesterly direction 62 feet from the center line and 40 feet North of and normal to the center line of Moores Chapel Road (SR 1601); thence from said beginning point in a Southeasterly direction following along the Existing Charlotte City Limits Line approximately 62 feet to the centerline of said Moores Chapel road; thence continuing in a Southeasterly direction following along the Westerly boundary line of lots as described in Deed Book 1316 page 02 and Deed book 1205 page 127, South 05-30-00 East 335.00 feet to a point, thence South 01 East 91.5 feet to a point said point being Southeasterly corner of Deed Book 1316 page 02; thence continuing in a Southeasterly direction following along the Westerly boundary line of Lots 59,66,154,153,152 and Lots 155 through 159 and Lots 184,230 as shown on recorded Map Book 7 page 157, South 04-43 East 941.5 feet to a point, and South 36-41 West 297.7 feet to a point; thence in a Southeasterly direction following along the Southerly boundary line of Lots 230 and 229 as shown on said recorded Map Book 7 page 157 as having a bearing of South 38-06 East a total distance of 460 feet to a point, said point being the Southwesterly corner of Lot 228 as shown on recorded Map Book 7 page 157; thence in a Southeasterly direction following along the Southerly boundary line of Lots 81,79,66,65,64,63 crossing Kendall Drive as shown on said recorded Map Book 5 page 213, South 43-44 East 1,651.5 feet to the Southwesterly corner of Lot 63 as shown on recorded Map Book 5 page 213; thence in a Southeasterly direction along the Easterly boundary line of the lot described in Deed Book 2330 page 48 (Tract No.3), South 06-35-30 East 403.19 feet to a point; thence in Southwesterly direction following along a portion of the Southerly boundary line of said Deed Book 2330 page 48 (Tract No.3), South 79-51-30 West 659.66 feet to a point, said point being the Southernmost corner of said Deed Book 2330 page 48 (Tract No 3); thence with a new line in a Southeasterly direction South 08-54-34 East approximately 673.4 feet to a point, said point being a westerly corner of a 123.388 acre tract of land as shown on recorded Map Book 17 page 39; thence in a Southerly direction following along the boundary lines of said lot as shown on recorded Map Book 17 page 39, in seven (7) courses as follows: 1) South 16-08-05 West 1,060.79 feet, 2) South 14-36-13 West 461.79 feet, 3) South 32-29-11 East 619.38 feet, 4) South 03-59-06 West 512.54 feet, 5) South 02-41-48 East 329.95 feet, 6) South 74-25-34 East 396.46 feet, 7) South 53-47-59 East 114.81 feet to a point, said point being the Southwesterly rear corner of Lot 2 in Block 23 as shown on said recorded Map Book 15 page 361; thence in a Southeasterly direction following along the rear lot lines of Lots 2,3,4 and 5 as shown on said recorded map book, South 44-47-47 East 185 feet and South 24-09-05 East 175 feet to a point, said point being the southerly most corner of said Lot 5; thence in a Northeasterly direction following along the Southerly boundary line of said Lot 5 as having a bearing of North 61-09-41 East approximately 160 feet to a point, said point being on the Southerly boundary of said lot and located 40 feet West of and normal to the centerline of Pawtuckett Road; thence in an Easterly direction following along a line(existing Charlotte City Limits Line) 40 feet South of and parallel with the centerline of said Pawtuckett Road approximately 796

feet to a point, said point being 40 feet South of and parallel with the centerline of said Pawtucket Road and also being 40 feet West of and normal to the centerline of Sullins Road; thence in a Southerly direction following along a line 40 feet West of and parallel to said Sullins Road approximately 27 feet to a point, said point being 40 feet West of and normal to the centerline of Sullins Road; thence in a Southeasterly direction crossing Sullins road and following along the Westerly boundary line of Lot 9 in Block 21 as shown on recorded Map Book 15 page 361 South 76-29-43 East approximately 270 feet to a point, said point being the Southeasterly rear corner of said Lot 9; thence with a new line in a Southwesterly direction approximately 200 feet to a point, said point being the Northwesterly corner of Deed Book 2236 page 243; thence in a Southwesterly direction following along the Westerly boundary line of said Deed 2236 page 243 South 9-00 West 585 feet to a point, said point being the Southwesterly corner of said deed; thence in a Southwesterly direction following along the Westerly boundary line of Lots G,F,E and D as shown on recorded Map Book 8 page 303 South 10-09-30 West 463.60 feet to a point; thence South 22-55-33 West approximately 263 feet to a point, said point being located 40 feet North of and normal to the centerline of Kendrick Drive (SR 1636); thence in a Southerly direction following along a line 40 feet West of and parallel with the centerline of Kendrick Drive approximately 345 feet to a point, said point being 40 feet West of and normal to the centerline of Kendrick Drive and also being the Southeasterly corner of Deed Book 3248 page 533; thence in a Northwesterly direction following along the Southerly boundary line of said deed in two courses: 1) North 83-21-07 West approximately 244 feet to a point, 2) North 85-49-45 West 191.00 feet to a point, said point being the Southwesterly most corner of said deed; thence in a Northeasterly direction following along the Westerly boundary line of said Deed Book 3248 page 533 North 03-54-20 East 760.59 feet to a point; thence in a Westerly direction following along the boundary lines of a lot as described in Deed Book 3655 page 786 in three (3) courses: 1) South 82-21-40 West 798.82 feet to a point, 2) North 81-33 West 148.15 feet to a point, 3) North 81-46 West 739.74 feet to a point; thence in a Southwesterly direction following along a portion of the Westerly boundary line of Deed Book 3655 page 793 South 03-45-10 West 496.40 feet to a point, said point being the Northeasterly most corner of Deed Book 5392 page 843, a common corner with Paw Creek Golf Course as described in Deed Book 13134 page 449 and being located on the Existing Charlotte City limits line; thence in Westerly direction leaving the said Charlotte City Limits line following along the boundary line of said Deed Book 13134 page 449 (Paw Creek Golf Course) with the following (6) courses: 1) North 82-06-58 West 190.35 feet to a point, 2) South 27-15-30 West 168.58 feet to a point, 3) South 05-29-21 West 812.96 feet to a point, 4) South 51-30-55 West 163.92 feet to a point, 5) North 82-27-31 West 504.03 feet to a point, 6) South 68-40-20 West 91.51 feet to a point, said point being located on the Easterly right of way line of I-485; thence in a Northerly direction following along the Westerly boundary line of said Deed Book 13134 page 449 and the Easterly right of way line of said I-485 with the following (10) courses: 1) North 12-58-43 West 447.73 feet to a point, 2) North 12-40-05 West 131.60 to a point, 3) North 22-55-56 East 269.22 feet to a point, 4) North 10-20-41 West 525.37 to a point 5) North 33-31-05 West 325.87 feet to a point, 6) North 12-38-27 East 137.93 feet to a point, 7) North 28-56-13 West 169.69 feet to a point, 8) North 01-50-10 West 155.29 feet to a point, 9) North 02-38-02 East 288.35 feet to a point, 10) North 08-25-

19 East 404.36 feet to a point, said point being located on the Easterly right of way line of said I-485 and also being the Southwesterly most corner of Deed Book 8325 page 164; thence in a Northwesterly direction crossing I-485 with a bearing and distance of North 55 West approximately 477 feet to a point, said point being an Easterly corner of Deed Book 18373 page 113, on the Southerly boundary line of Deed Book 9656 page 300 and on the Westerly right of way line of I-485; thence in a Northwesterly direction along and with the Southerly boundary line of Deed Book 9656 page 300, a common line with Deed Book 18373 page 113 as shown on recorded map book 29 page 226 with(25) courses: 1) South 80-22-02 West 51.60 feet to a point, 2) South 22-52-23 West 53.49 feet to a point, 3) North 69-38-03 West 34.47 feet to a point, 4) South 51-28-13 West 36.67 feet to a point, 5) North 63-54-18 West 49.66 feet to a point, 6) North 23-03-03 West 62.18 feet to a point, 7) North 20-46-20 East 56.66 feet to a point, 8) North 17-10-40 West 36.73 feet to a point, 9) North 23-59-41 East 29.00 feet to a point, 10) North 45-31-05 West 46.09 feet to a point, 11) North 87-14-47 West 32.97 feet to a point, 12) North 51-32-42 West 40.16 feet to a point, 13) North 16-18-42 East 55.25 feet to a point, 14) North 51-43-39 West 24.60 feet to a point, 15) North 21-15-32 West 47.18 feet to a point, 16) North 77-38-53 West 55.33 feet to a point, 17) North 0-36-18 East 30.34 feet to a point, 18) South 87-59-43 West 116.96 feet to a point, 19) North 7-07-42 East 89.88 feet to a point, 20) North 0-01-50 East 95.24 feet to a point, 21) North 48-09-21 East 19.73 feet to a point, 22) North 32-09-53 West 43.00 feet to a point, 23) North 19-55-37 East 90.34 feet to a point, 24) North 02-50-07 East 43.75 feet to a point, 25) North 64-02-13 West 61.68 feet to a point, 26) South 45-41-48 West 65.40 feet to a point, said point being a Westerly corner of said Deed Book 9656 page 300 and also being the Southeasterly corner of a 3.95 acre Common Open Space as shown on recorded Map Book 32 Page 779; thence in a Southwesterly direction following along the rear boundary lines of said Common Open Space and Lots 88,89 and crossing Kiernan Dr. and continuing with Lots 90, 91,92 93,94, 95, 96 and lot 97 with the following two (2) bearings and distances: 1) South 81-24-33 West 624.78 feet to a point, 2) North 30-30-20 West 425.56 to a point, said point being the Southwesterly most corner of said Lot 97 and also being the Southerly most corner of Lot 98 as shown on recorded Map Book 32 page 777, thence in a Northwesterly direction following along the rear boundary lines of Lots 98 and crossing Glendyne Dr. and continuing with Lots 99,100,101,102,103 and a portion of lot 104 North 30-30-20 West 456.03 feet to a point, said point being the Westerly most corner of said Lot 104 and also being the Southeasterly corner of Deed Book 13589 page 648, thence in a Westerly direction following along the Southerly boundary line of said Deed Book 13589 pg 648 with the following two (2) bearings and distances: 1) North 80-18-27 West 340.91 feet to a point, 2) North 62-47-54 West 204.27 feet to a point said point being the Southwesterly most corner of said deed and also being located on the centerline of Sam Wilson Road (SR 1625); thence continuing with said bearing North 62-47-54 West to a point that is 30 feet West of and normal to the centerline of Sam Wilson Road; thence in a Northerly direction following along a line that is 30 feet West of and parallel to the centerline of said Sam Wilson Road and crossing Moores Chapel Road approximately 2,024 feet to a point, said point being 30 feet Northwest of and normal to the centerline of said Moores Chapel Road; thence in a Northeasterly direction following along a line that is 30 feet Northwest of and parallel to the centerline of said Moores Chapel Road approximately 621

feet to a point, said point being located 30 feet Northwest of and normal to the centerline of said Moores Chapel Road and also being on the Southwesterly margin of a 12 foot roadway as shown on recorded Map Book 7 page 89; thence in a Northwesterly direction along and with the Southwesterly margin of said 12 foot roadway as shown on said Map Book with a bearing and distance of North 33-45 West approximately 448 feet to a point, said point being the intersection of the North line of the 40' R/W of Tribune Road extended as shown on Map Book 42 Page 369; thence along the North line of the 40' r/w of Tribune Road extended, North 40-57-17 East approximately 28 feet to a point, said point being a common corner with an area dedicated to NCDOT as public R/W as shown on recorded Map Book 42 page 369; thence in a Northwesterly direction following along and with the boundary lines of said areas as shown on said Map Book 42 page 369 as follows: Along the Southwestern boundary of the area dedicated to the NCDOT, the common open space (0.4720 acres) and along the Northwesterly boundary lines of Lot 247 crossing Cartesian Drive and along Lot 246 as shown on said Map Book 42 page 369 with the following (3) bearings and distances: 1) North 33-31-11 West 357.21 feet to point, 2) North 05-15-11 West 325.20 feet to a point, 3) North 63-47-06 East 513.24 feet to a point, said point being a common corner of said Lot 246 and the Westerly most corner of Common Open Space B (0.03 acres) as shown on recorded Map Book 40 page 951; thence following the rear boundary lines of said Common Open Space B and Lots 232,231,230 a portion of Lot 227 through Lot 221 and Lot 287 with the following (8) bearings and distances: 1) North 63-47-06 East 90.69 feet to a point, 2) North 33-41-24 West 25.47 feet to a point, 3) North 64-09-32 East 121.13 feet to a point, 4) South 19-48-58 East 40.22 feet to a point, 5) North 87-18-41 East 119.74 feet to a point, 6) South 44-07-42 East 74.45 feet to a point, 7) North 40-53-28 East 362.70 feet to a point, 8) South 49-02-43 East 120.00 feet to a point, said point being the Easterly corner of said Lot 287 being located on the Westerly right of way of Tribune Drive; thence in a Northeasterly direction following along the Westerly right of way of Tribune Drive with the following (3) bearings and distances: 1) North 40-27-54 East 58.82 feet to a point, 2) along and with a curve to the left having a radius of 125.00 feet, arc length of 169.70 feet and having a chord bearing of North 01-34-21 East 156.97 feet to a point, 3) North 37-19-12 West 21.97 feet to a point, said point being the Easterly most corner of Lot 211 being located on said right of way as shown on said Map Book 40 page 951; thence following the Southerly boundary line of said Lot 211 South 51-55-22 West 120.01 feet to a point, said point being the Southern most corner of said lot; thence following along with the rear boundary lines of Lots 211,210,209,208,207,206,205 and portion of Lot 204 with the following (6) bearings and distances; 1) North 37-19-12 West 50.00 feet to a point, 2) North 51-55-22 East 5.00 feet to a point, 3) North 37-19-12 West 153.01 feet to a point, 4) North 37-19-12 West 50.26 feet to a point, 5) North 34-56-56 West 40.03 feet to a point, 6) North 30-24-58 West 63.29 feet to a point, said point being the Southeasterly rear corner of Lot 177 as shown on recorded Map Book 40 page 953; thence following along the rear boundary lines of Lot 177 through Lot 162 as shown on said Map Book 40 page 953 with the following (8) bearings and distances: 1) South 59-47-06 West 57.90 feet to a point, 2) South 77-39-15 West 62.37 feet to a point, 3) South 89-44-07 West 61.95 feet to a point, 4) North 78-48-58 West 55.76 feet to a point, 5) North 67-50-17 West 57.67 feet to a point, 6) North 60-53-32 West 195.54 feet to a point, 7) North 58-14-57 West 233.86 feet to a point, 8) along and with a

curve to the right having a radius of 295.00 feet an arc length of 59.67 feet and having a chord bearing of North 52-27-15 West 59.57 feet to a point, said point being the Southwesterly rear corner of said Lot 162 as shown on said Map Book 40 page 953 and also being a common corner with Lot 161 as shown on recorded Map Book 37 page 161; thence in a Northwesterly direction following along the rear boundary lines of Lots 161 through 156 with the following bearings and distances: North 38-20-06 West 65.77 feet to a point; North 27-21-10 West 221.29 feet to a point, said being the Westerly most corner of said Lot 156; thence in a Northeasterly direction following along the Northwesterly boundary line of said Lot 156 and the Southeasterly boundary line of a common open space with a bearing and distance of North 59-49-19 East 119.15 feet to a point, said point being located on the Westerly right of way of Hugue Way; thence in a Northwesterly direction following along the Westerly right of way of Hugue Way North 31-26-06 West 40.01 feet to a point located on the said right of way, said point also being a common corner with said common open space and Lot 155; thence in a Southwesterly direction following along the common line with said Lot 155 and said common open space with a bearing and distance of South 58-33-54 West 120.00 feet to a point, said point being the southerly rear corner of said Lot 155, a common corner with said common open space; thence in a Northwesterly direction along the rear boundary lines of Lots 155 through 140 with the following (4) bearings and distances: 1) North 31-26-06 West 410.98 feet to a point, 2) North 24-11-35 West 109.63 feet to a point, 3) North 05-23-15 West 106.08 feet to a point, 4) North 01-28-04 West 80.02 feet to a point, said point being the common rear corner with said Lot 140 and Lot 139 as shown on recorded Map Book 33 page 795; thence following along the rear boundary lines of Lots 139,138,137,a 0.0413 acre common open space and Lot 136 and Lot 135 with the following (2) bearings and distances: 1) North 01-23-16 West 160.51 feet to a point, 2) North 24-12-21 West 39.82 feet to a point, said point being the Westerly most corner of said Lot 135; thence in a Northeasterly direction along the Northerly boundary line of said Lot 135 crossing Hugue Way and along the rear boundary lines of Lots 25,24,23,22 and a portion of Lot 21 with the following bearing and distance: North 65-48-32 East 420.62 feet to a point, said point being a common corner with said Lot 21 as shown on said Map Book 33 page 795 and the Westerly most corner of Deed Book 1528 page 307; thence in an Easterly direction following along the Northerly boundary line of said Deed Book 1528 page 307 with the following (2) bearings and distances: 1) North 64-17 East 224.3 feet to a point, 2) South 88 East 150 feet to a point, said point being located in the center of Belmeade Drive; thence in an Easterly direction following along the Northerly boundary line as described in Deed Book 3498 page 51, North 88-10 East 600 feet to a point, said point being a common corner with said Deed Book 3498 page 51 and Deed Book 6273 page 64; thence following along the Northerly boundary line of said Deed Book 6273 page 64 with the following (3) bearings and distances:1) North 89-52 East 225.87 feet to a point, 2) North 83-09 East 288.80 feet to a point, 3) South 46-26 East 18.7 feet to a point, said point located on the Northwesterly margin of a new 50 foot street as described in Deed Book 2197 pg 294, Deed Book 18725 page 765 and Deed Book 3126 page 289; thence in a Northeasterly direction following along the Northwesterly margin of said new road approximately 564 feet to a point; thence in a Northwesterly direction along the Northeasterly boundary line of said Deed 3287 page 249 approximately 509 feet to a point; thence in a Northeasterly direction following the Northerly

boundary line of Deed Book 19390 page 38 with a bearing and distance of North 60-00 East 1024.00 feet to a point, said point being the Northerly most corner of said Deed Book 19390 page 38 located in the centerline of Rhyne Road; thence continuing in a Northeasterly direction North 60-00 East to a point 30 feet East of the centerline and normal to Rhyne Road; thence in a Southeasterly direction following a line 30 feet East of and parallel with the centerline of said Rhyne Road approximately 1083 feet to a point, said point being 30 feet East of and normal to the centerline of said Rhyne Road located on the Westerly right of way line of I-485; thence in a Southeasterly direction crossing I-485 approximately South 45 East 681 feet to a point located on the Easterly right of way of I-485 and also being located 40 feet North of and normal to the centerline of Old Moores Chapel Road; thence in a Southeasterly direction approximately 358 feet following a line 40 feet North of and parallel with the centerline of said Old Moores Chapel Road to the POINT AND PLACE OF BEGINNING.

APPENDIX D

RIGHTS OF OWNERS OF OCCUPIED DWELLING UNITS AND OPERATING COMMERCIAL OR INDUSTRIAL PROPERTY IN THE AREA OF RIGHTS TO REQUEST WATER AND SEWER SERVICE (AND REQUEST FORM)

Owners of occupied dwelling units and owners of operating commercial or industrial property within the area proposed to be annexed have the right to request the extension of water and/or sewer lines to such property or to a point on a public street or road right-of-way adjacent to such

property according to the financial policies in effect in the City for extending water and sewer lines. The request must be submitted on a form available from the office of the City Clerk and must be returned to that office no later than five (5) days after the public hearing on the question of annexing the area in order to preserve this right. (A copy of this form, and the instructions for its completion, may be found below.) As of the approval of this Report, the public hearing on the question of annexing the area is scheduled to be conducted during the City Council meeting scheduled for October 9, 2006 beginning at 6:00 PM in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, located at 600 East Fourth Street, Charlotte, North Carolina.

For the current annexation process, the deadline required by State Statute for filing this form with the City Clerk is by the close of business on October 16, 2006.

REQUEST OF PROPERTY OWNER(S) IN AREA TO BE ANNEXED
FOR EXTENSION OF WATER AND/OR SEWER LINE(S)

1. Pursuant to G.S. §160A-47(3)(b), the undersigned hereby request(s) the City of Charlotte to extend the following water and/or sewer line(s) to the Subject Property as described below, or to a point on a public street or road right-of-way adjacent to the Subject Property:

Water Line: (Check one) _____ Yes; _____ No
 Sewer Line: (Check one) _____ Yes; _____ No

2. Describe the real property to be served by the requested water and/or sewer extension ("Subject Property"). The description must be as accurate and complete as possible, including but not limited to the following:

- a) Street address of the Subject Property _____

- b) Deed reference and/or county tax parcel number of the Subject Property _____

- c) Other identifying information about the Subject Property (plat reference, or attach metes and bounds description if available) _____

- d) Attach map of Subject Property, if available.

3. Name(s) of owner(s) (Important: List full name of each person or entity who holds an ownership interest in the Subject Property)

<u>Name</u>	<u>Current Mailing Address</u>	<u>Current Telephone No.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Note - attach additional sheets as necessary)

4. The undersigned certify(ies) that: he/she/they own(s) the Subject Property or is/are authorized to execute this request on behalf of the owner(s); and no person or entity holds an ownership interest in the Subject Property to the best of his/her/their knowledge, except as listed in Paragraph 3 above.

5. The undersigned certify(ies) that: the Subject Property is located within the area to be

annexed by the City of Charlotte, as described in the resolution of intent adopted by the City Council on _____, 20____ and designated in the resolution of intent as the _____ Area (insert name of annexation area ("Area")).

6. The undersigned certifies that the Subject Property is of one of the following types (check one):

Occupied Dwelling Unit
 Operating Commercial Property
 Operating Industrial Property
 Other (If other, describe how the Subject Property is currently used on a separate sheet and submit as attachment to this request.)

7. The undersigned understand(s) and acknowledge(s) that, if this request requires the extension of a water and/or sewer line along the right-of-way of a street or road, this request shall be effective only if such street or road has been accepted for maintenance as a public street or road by the State of North Carolina on or before the date of the public hearing for the Area. If such street or road has not been accepted for maintenance as a public street or road by the State of North Carolina by such date, the requested extension will not be required to be made. If such street or road is accepted for public maintenance by the State of North Carolina or the City of Charlotte after the date of the public hearing for the Area, a new request for an extension of water and/or sewer lines may be submitted. The water and/or sewer line(s) included in such a new request will be installed after receipt of the new request in accordance with the policies of the City of Charlotte for water and/or sewer extensions that are in effect at that time.
8. The undersigned understand(s) and acknowledge(s) that: this request form was supplied by the City of Charlotte as provided by law; this request form must be properly completed, executed and received by the City Clerk (Charlotte Mecklenburg Government Center, 600 East Fourth Street, Charlotte, NC 28202) not less than 5 days after the public hearing on the question of annexing the Area in order to be valid; time is of the essence in all matters related to the submission and implementation of this request; and the requested extension will be made according to the current financial policies of the City of Charlotte for making such extensions, which may require substantial advance financial participation by the owner(s) of the Subject Property.
9. All funds which the owner(s) of the Subject Property is/(are) required to pay under current financial policies must be received by the Director of the Charlotte-Mecklenburg Utility Department (5100 Brookshire Blvd., Charlotte, NC 28216) within twenty (20) calendar days after written demand by the City of Charlotte is mailed to the owner(s) of the Subject Property, using the name(s) and address(es) appearing in Paragraph 3 above. Failure to pay all funds in a timely manner will render this request void automatically and the requested extension will not be required to be made.
10. The rights, privileges and obligations vested in the owner(s) of the Subject Property by the due execution and timely submission of this request may not be transferred in any manner.
11. This request must be signed by each owner or duly authorized representative in compliance with the Instructions for signing, attached hereto as Exhibit A and incorporated herein by reference. This request will be rendered void if it is not duly executed in compliance with Exhibit A by each owner or duly authorized representative.
12. This request will be rendered void by the occurrence of any one or both of the following circumstances: failure to complete this request or provide any information which the undersigned is required to provide by this form; or inclusion on this request of any false or

misleading information.

13. No portion of this request may be stricken by any person. No term or condition may be added to this request. If any portion of this request form is modified in any manner, except as required by the due completion and execution hereof, the resulting request is subject to being declared void by the KBE of CMUD.
14. The undersigned agree(s) to provide the City of Charlotte upon written request with such information as may be reasonably necessary or convenient to determine the validity of this request and the applicability of G.S. §160A-47(3)(b) to this request. Failure to provide such information within ten (10) calendar days after receipt of the City's request will authorize the KBE of CMUD to declare this request to be void.
15. The undersigned understand(s) and acknowledge(s) that all of the terms and conditions set forth in this request are valid and binding upon the undersigned.

SIGNATURES:

SIGNATURES:

(Note: Attach additional sheets as necessary)

EXHIBIT A

Instructions for Signing Request of Property Owner(s)
In Area To Be Annexed for Extension of Water And/Or Sewer Lines

- * Own signature: Each person signing the request must sign his or her own name and provide his/her address. No one can sign this request on behalf of another person, unless there is a valid power of attorney or court order authorizing the person signing the request to do so on behalf of any property owner and unless a copy of such power of attorney or court order is submitted as an attachment to this request.
- * Wife and husband: If the property is owned jointly by a wife and husband, each spouse must sign the request. One spouse cannot sign for another spouse.
- * Corporation: If the property owner or representative is a corporation, the request must be executed by a corporate officer authorized to act on behalf of the corporation, attested by the corporate secretary, and the corporate seal affixed.
- * Partnership: If the property owner or representative is a general or limited partnership, the request must be signed by a general partner of the partnership.
- * Limited Liability Company: If the property owner is a limited liability company, the request must be signed by a manager of the limited liability company.
- * Tenants in common: Each tenant in common in the ownership of the Subject Property must sign the request.
- * Life estate: If a person has only a life estate in the Subject Property, it is necessary to include the signature(s) of the owner(s) of the remaining interest(s) as well as the life tenant's signature.

Any signature on the request that is not in compliance with these instructions shall be invalid.

Do Not Write Below This Line

The Clerk (or designated Deputy or Assistant) of the City of Charlotte hereby certifies that the attached request form was received on the following date:

Signature: _____
Clerk (Deputy/Assistant)

Date: _____

APPENDIX E

**NOTICE OF POTENTIAL RIGHTS TO OWNERS OF AGRICULTURAL LAND,
HORTICULTURAL LAND AND FORESTLAND IN THE AREA**

Owners of agricultural land, horticultural land and forestland in the area proposed for annexation may have rights to a delay in many of the effects on such land of the proposed annexation of the area. G.S. 160A-49(f1) and (f2) provide that land being taxed at present-use value pursuant to G. S. 105-277.4 qualifies for a delay in many of the effects of the proposed annexation. G.S. 160A-49(f1) and (f2) also provide that the owner of land that was eligible for present-use value taxation on July 24, 2006 but which has not been in actual production for the time period required by G.S. 105-277.3 may qualify for a delay in many of the effects of the proposed annexation by making application to the Mecklenburg County Tax Assessor's Office for certification thereof to the City. For qualified tracts, the proposed annexation will not become fully effective, including taxation and services, until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. 105-277.4 or no longer meets the requirements of G.S. 160A-49(f1)(2). Upon the proposed annexation of the area, any qualified tracts: will be considered part of the City only (1) for the purpose of establishing City boundaries for additional annexation and (2) for the exercise of City authority pursuant to Article 19 of Chapter 160A of the North Carolina General Statutes (planning, zoning, and regulation of development); will not be taxed by the City and will not be entitled to services from the City as a result of annexation; and will continue to be provided police protection service and water and sewer service by the City in the same manner as such services are provided to such tracts by the City prior to the proposed annexation. Upon the proposed annexation of the area and at such time as a tract or part thereof becomes ineligible for any delay in the effects of annexation as set forth above, all City services will be provided to such tract or part thereof on substantially the same basis and in the same manner as such services are provided in the City. The Mecklenburg County Tax Assessor's Office will provide information to the City on the eligibility of owners for the rights described above.