MEMO TO: **Mayor and City Council Members**

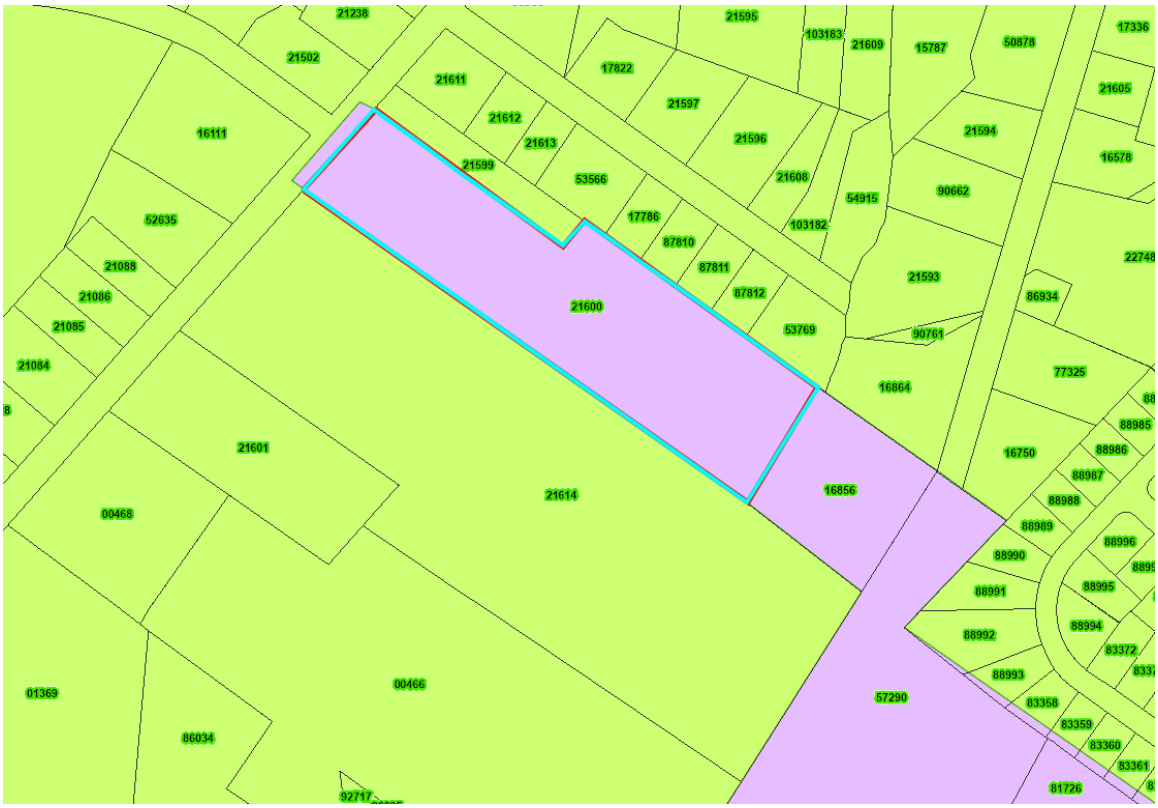
FROM: **Planning Department**

SUBJECT: **ANX-2-2026 -** Petition Received Under NCGS 160A-31 concerning property located at 2350 N. Aspen (Parcel ID 21600)

DATE: **September 3, 2026**

BACKGROUND

Judy Jones is seeking a contiguous annexation for approximately 6.022 acres of land situated on N. Aspen Street, identified as Parcel ID 21600. This property is directly adjacent to the existing city limits, as illustrated on the map below.

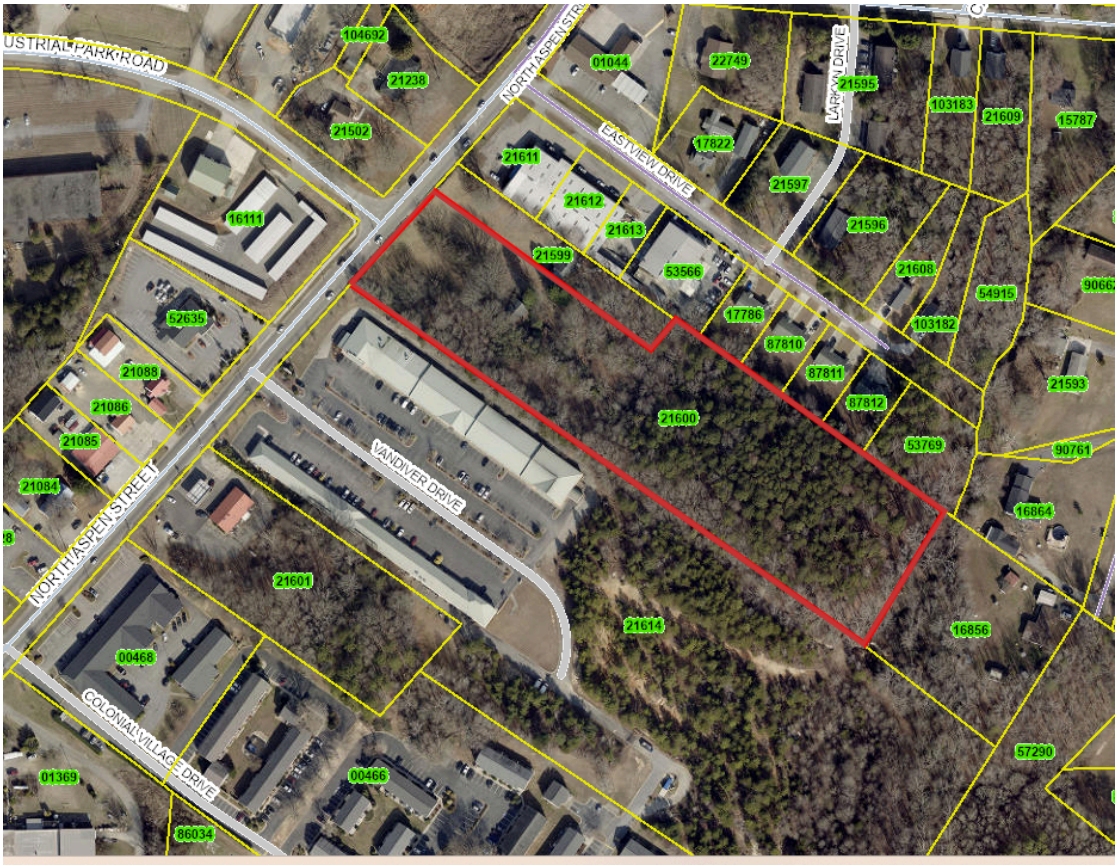


City limits in green
ETJ in purple

Street view



Aerial showing location



Staff Evaluation & Statutory Findings

- **Contiguity:** The subject property directly abuts the existing municipal corporate boundary along three property lines, satisfying the contiguous requirement.
- **Sufficiency of Petition:** The City Clerk examined the petition and certified that it is signed by 100% of the resident property owners within the area requested for annexation.
- **Zoning & Land Use:** The property lies within the city's Extra-Territorial Jurisdiction (ETJ) and is consistent with the adopted Comprehensive Land Use Plan designation for commercial transition.
- **Reason for Request:** The applicant seeks annexation to connect to municipal water and sanitary sewer infrastructure.

Municipal Services Plan

- **Police Protection:** The City Police Department will extend regular patrol and emergency response services upon the effective date.
- **Fire Protection:** The City Fire Department will provide fire suppression and rescue services; the site is calculated to be within acceptable response time zones.
- **Solid Waste Collection:** The City does not provide solid waste services to private roads. A private solid waste provider would be required.
- **Water and Sewer:** City water mains are located on N. Aspen at the front of the property and wastewater mains are located to the rear of the property. The developer will complete extension of service lines at its sole expense in accordance with utility specifications.
- **Streets and Maintenance:** The homeowners association of the proposed development will maintain the private street and interior private sidewalks. N. Aspen is maintained by NCDOT, and the sidewalks on N. Aspen would be maintained by the City of Lincolnton.

Voting District

If annexed, the property will be added to Ward Four.

Projected Costs To The City With Annexation

If the City annexes the property as requested, the City's cost should be minimal for the following reasons:

- The site is adjacent to city limits, so the additional cost to the city for provision of police and fire protection should be minimal,
- The developer will be responsible for the costs of extending city water and sewer to the site,
- The City will not be providing trash pickup.

Conclusions

Based on the information we have gathered, costs to the City should be minimal if this property is annexed. When fully developed, anticipated property tax revenues will be significantly more than the existing value of the primarily vacant property.

Staff Recommendation

Staff recommends that the City Council adopt the Ordinance to Extend Corporate Limits of the City of Lincolnton at the conclusion of the scheduled public hearing, with an effective date of September 3, 2026.

Motions

Motion to approve the Ordinance to Extend Corporate Limits of The City of Lincolnton

Or

Motion to deny

ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF LINCOLNTON

WHEREAS, the City Council has received a petition signed by Judy Jones, owner of record of Parcel ID 21600, the real property area described below, requesting annexation pursuant to NCGS § 160A-31; and

WHEREAS, the City Clerk has certified the sufficiency of said petition; and

WHEREAS, a public hearing was held after due published notice on the 3rd day of September, 2026;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lincolnton:

Section 1. The following described territory is hereby annexed and added to the corporate limits of the City of Lincolnton:

EXISTING LEGAL DESCRIPTION:

Parcel 3634239101

Beginning at a computed point in the northern line; thence S 54°34'17" E a distance of 87.53' to a 3/4" rod; thence S 54°22'06" E a distance of 87.53' to a 1" pipe; thence S 54°50'55" E a distance of 184.66' to a capped rebar; thence S 40°30'24" W a distance of 289.74' to a capped rebar near two culverts; thence N 54°08'02" W a distance of 1057.03' to a 3/4" rebar; thence N 54°10'54" W a distance of 30.19'to a computed point in N. Aspen St .; thence N 42°15'28" E a distance of 218.22'to a computed point in N. Aspen St.; thence S 54°24'36" E a distance of 500.20' to a computed point; thence N 42°15'28" E a distance of 65.00' to a computed point; thence S 54°24'36" E a distance of 44.21' to a 3/4" rod; thence S 54°36'42" E a distance of 87.48'to a 1/2" rebar in a pipe; thence S 54°34'17" E a distance of 87.55' to a computed point; which is the point of beginning, having an area of 6.330 Acres.

Section 2. From and after the effective date of this ordinance, the annexed territory and its citizens shall be subject to all debts, laws, ordinances, and regulations of the municipality and shall be entitled to the same privileges and benefits as other parts of the municipality.

Section 3. This ordinance shall be effective on the 3rd day of September, 2026.

_____
Ed Hatley, Mayor

ATTEST:

_____
Daphne Ingram, Clerk