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

FROM: **Planning Department**

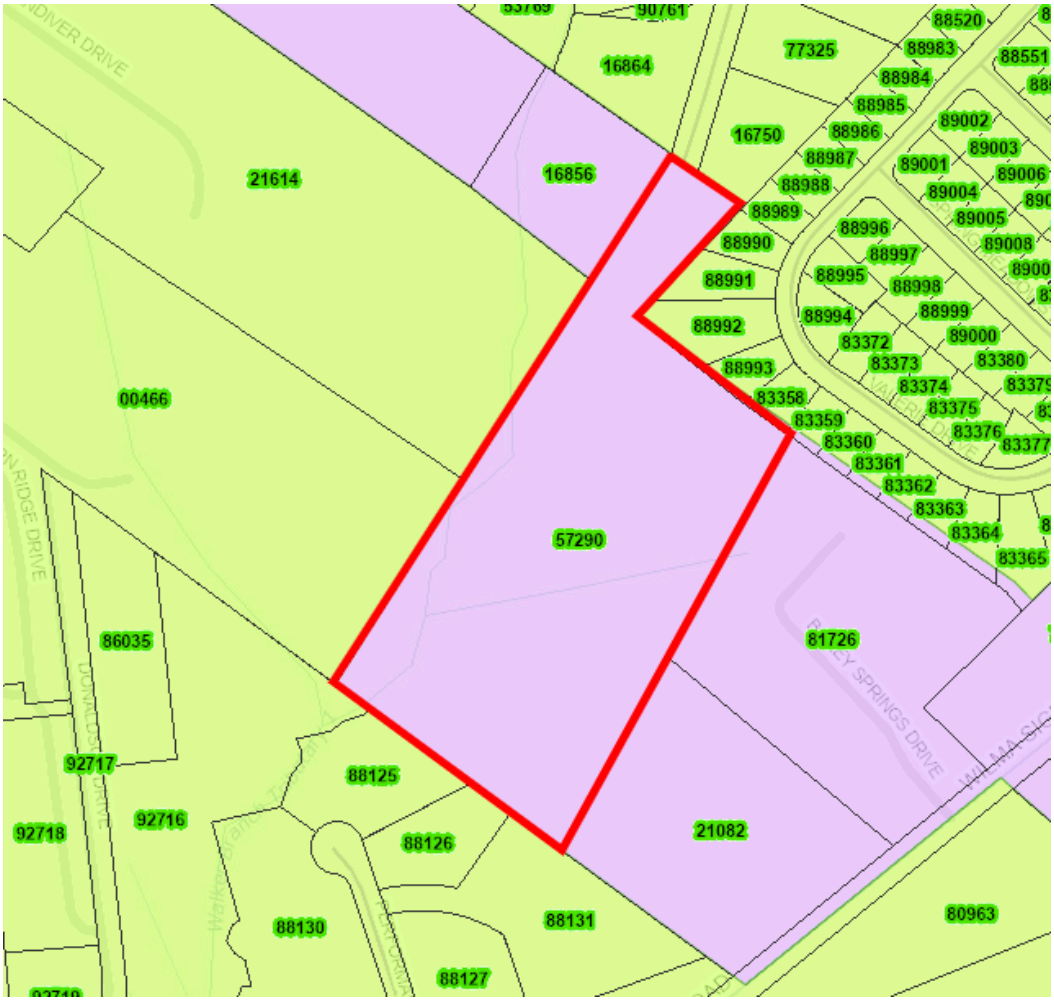
SUBJECT: **ANX-3-2026 -** Petition Received Under NCGS 160A-31 concerning property located off Shell Street (Parcel ID 57290).

DATE: **September 3, 2026**

BACKGROUND

Judy Jones is seeking a contiguous annexation for approximately 12.175 acres of land situated on Shell Street, identified as Parcel ID 57290. This property is directly adjacent to the existing city limits, as illustrated on the map below.

City limits in green
ETJ in purple



Aerial showing location



Staff Evaluation & Statutory Findings

- **Contiguity:** The subject property directly abuts the existing municipal corporate boundary along the northwestern and northeastern borders, 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 will provide solid waste collection services.
- **Water and Sewer:** City water mains are located off Performance Drive and Wilma Sigmon Road. Wastewater mains are located to the rear of the property, off Performance Drive and off Wilma Sigmon Road. The developer will complete extension of service lines at its sole expense in accordance with utility specifications.
- **Streets and Maintenance:** The City would be responsible for maintaining the streets and sidewalks once the developer constructs them and the City of Lincolnton inspects and accepts them.

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, fire protection, and solid waste collections should be minimal,
- The developer will be responsible for the costs of extending city water and sewer to the site,

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, effective 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, the owner of record of the real property Parcel ID 57290, the 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 3634323067

Beginning at a magnetic nail in planted stone; thence S 28°29'42" W a distance of 495.20' to a 3/4" rebar in wire fence; thence S 28°27'16" W a distance of 426.80' to a 3/4" rebar in wire fence; thence N 54°03'55" W a distance of 146.72' to a 3/4" rebar; thence N 54°04'47" W a distance of 94.83' to a 3/4" rebar; thence N 54°03'03" W a distance of 190.21' to a 3/4" rebar at the top of the creek bank; thence N 54°02'10" W a distance of 50.11' to a computed point in the creek; thence N 54°02'10" W a distance of 43.90' to a capped rebar; thence N 28°18'10" E a distance of 459.94'to a broken concrete monument; thence N 28°11'21" E a distance of 461.42' to a 1/2" rebar; thence N 40°09'02" E a distance of 293.21' to a capped rebar; thence S 53°50'43" E a distance of 161.29' to a pipe with elbow; thence S 39°17'27" W a distance of 289.93' to a 3/4" rebar; thence S 53°43'37" E

a distance of 127.02' to a 1/2" rebar; thence S 56°09'35" E a distance of 119.30' to a 1/2" rebar; thence S 51°39'29" E a distance of 117.34' to a magnetic nail in stone; which is the point of beginning, having an area of 12.175 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