

Item Title: Joint Resolution Adopting NC Geodetic Survey's Preliminary Resurvey of the Common Boundary (Corner) Between Wake County, Harnett County, and Chatham County and Commitment to Pursue Joint Enabling Legislation to Modify the Wake County and Chatham County Boundary as Described in the 1961 Survey

Specific Action Requested:

That the Board of Commissioners approves a joint resolution adopting NC Geodetic Survey's preliminary resurvey of the common boundary (corner) between Wake County, Harnett County, and Chatham County and commitment to pursue joint enabling legislation to modify the Wake County and Chatham County Boundary as described in the 1961 Survey.

Item Summary:

The Board of Commissioners are to consider approving a joint resolution adopting NC Geodetic Survey's preliminary resurvey of the common boundary (corner) between Wake County, Harnett County, and Chatham County and a commitment to pursue joint enabling legislation to modify the Wake County and Chatham County Boundary as described in the 1961 Survey. Subsequent to the legislation being enacted to correct the common boundary (corner), Wake and Harnett Counties will work toward locating its official boundary in accordance with N.C.G.S. 153A-18. All corrections to the county boundary line with Chatham and Harnett Counties, if adopted, will become effective on January 1, 2019.

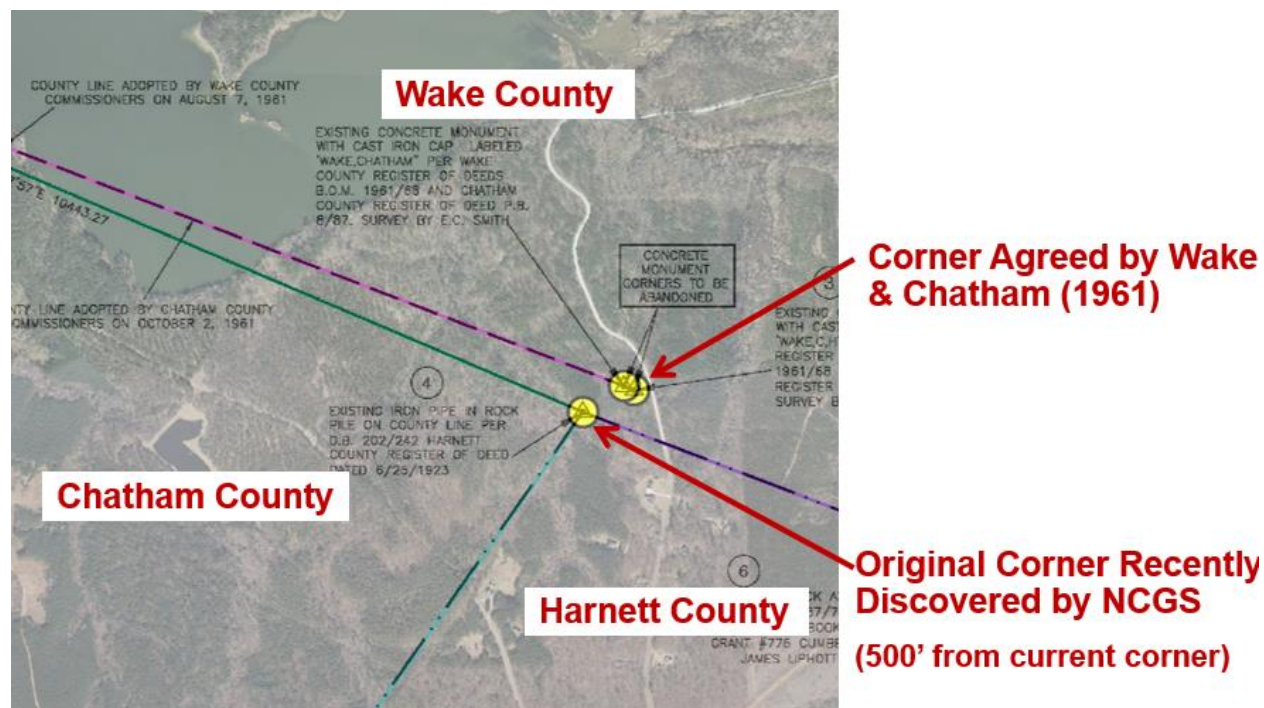
Background:

Over the past several decades, Wake County has been working in partnership with its neighboring counties to resolve uncertainties in the County's boundary line. Uncertainty with the location of county boundary lines is not uncommon in North Carolina. Today's technology can locate boundary lines much more precisely and uncover discrepancies in those boundaries. These discrepancies can create issues when it comes to tax assessment, property value, deed recordation, zoning, building permitting, public safety, board of elections, and the school system. The County's most recent effort to resolve uncertainty came in 2009 when staff worked collaboratively with Franklin County to resolve and establish the joint boundary.

At the November 13, 2017 Board of Commissioners work session, staff introduced the current issue with the Wake and Harnett County Boundary Line and the Wake/Harnett/Chatham County corner. At the meeting, staff was directed to work collaboratively with both counties to resolve the issue.

This issue has been prompted by differences between the boundary line that Wake County uses versus the one that Harnett County uses. In some instances, the boundary line used between the two counties varies as much as several hundred feet. This has resulted in confusion over the delivery of services and tax assessment to the properties along the boundary line.

Given the uncertainties, Wake and Harnett County staff requested the NC Geodetic Survey office to conduct historical research and field work to determine the accurate location of the shared boundary line for Wake and Harnett Counties. During their work they discovered errors in the 1961 Wake County and Chatham County survey whereby the actual Wake/Chatham/Harnett corner is approximately 500' southwest of the corner established in the 1961 Wake/Chatham survey. This error is the cause of today's uncertainties along the Wake/Harnett boundary line.



NC Geodetic Survey has prepared a new preliminary survey indicating the correct location of the Wake/Chatham/Harnett corner. To establish this as the correct boundary corner for the three counties, and correct the Wake/Chatham County boundary line, state legislation must be enacted in accordance with N.C.G.S. 153A-17. State legislation is required to correct a mutually established boundary, as this was in 1961. The attached resolution, to be jointly adopted by all three counties, provides support for legislation to make this correction in the 2018 NC General Assembly short session.

After legislation is enacted, Wake and Harnett Counties will work toward locating its official boundary in accordance with N.C.G.S. 153A-18. This second step does not require legislative action by the NC General Assembly and can be enacted locally upon agreement between the two counties. It is anticipated that this second step will be initiated in late summer of this year and brought to the Board of Commissioners in the form of a separate resolution.

Since that time, staff from each county has worked collaboratively on identifying all the parcels impacted to correct the boundary line issue. Staff conducted two community meetings (December 5, 2017 and March 27, 2018) where property owners could learn more about the issue. Property owners were also sent letters detailing the impact on their property. For example, where the boundary line splits a parcel, the property will now

become split assessed between the two counties. This is in accordance with state law. In other cases, the property will move entirely from one county to the other. Two of the more common concerns from property owners are: 1) will future development be restricted in some way on a parcel that is split between the two counties? and 2) will a split parcel affect the current agricultural tax deferment (which allows property owners who are farming their land to have a reduced tax value until the property transitions to a non-agricultural use)? The answer to both questions is no impact at all. The following tables summarize the property impacts.

Wake / Chatham County Boundary – Step 1

<i>Properties Affected</i>	<i>Parcel Count</i>	<i>Details</i>
Land Only	10	Split Assessment = 10
Dwellings	0	None
Total	10	

Wake / Harnett County Boundary – Step 2

<i>Properties Affected</i>	<i>Parcel Count</i>	<i>Details</i>
Land Only	82	Split Assessment = 80 Move Wake to Harnett = 2
Dwellings	27	Move/Split Wake to Harnett = 19 Move/Split Harnett to Wake = 8
Total	109	

Staff has discussed this issue with the Wake County Public School System (WCPSS) and their records indicate possibly three school age children would move from Wake County to the Harnett County School System. State law dictates that school age children attending public school must do so within the County they reside. Staff at WCPSS indicate that any other arrangement would have to be approved by the School Board. To date, staff has met with one property owner whose two school age children would move from Wake to Harnett County schools.

The Wake County Revenue Department has done a preliminary analysis on the net loss/gain of property tax revenue resulting from the proposed relocation of the Wake/Harnett boundary line. Although much more detailed analysis must be accomplished between the counties to determine new assessments, the estimate is a net loss of \$1.6M for Wake County.

The attached resolution is also being considered by the Harnett and Chatham County Board of Commissioners. Upon agreement by the counties, staff will work collaboratively to draft the legislation for the 2018 NC General Assembly short session, which begins in May. After ratification of the bill, Wake and Harnett Counties will consider adoption of a joint resolution to establish the correct Wake/Harnett County Boundary. All proposed corrections to the county boundary line will become effective on January 1, 2019.

Several months prior to the effective date of January 1, 2019, each County will apply zoning to the properties or portions thereof that are being transferred into the county. Property owners will be notified during this process. Additionally, each County will record with their Register of Deeds a document that identifies all impacted parcels resulting from this corrective action of the county boundary line.

Attachments:

1. Presentation
2. Joint Resolution