



MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Reginald Goodson, City Manager
April Onley, City Clerk

DATE: March 4, 2026

REF: Consideration – Hold a Public Hearing - Petition for Voluntary Annexation
– Tanglewood Crossing (7993 741815 & 7993 757018)

BACKGROUND:

A petition for voluntary annexation (attached) has been received for Tanglewood Crossing, LLC for a property located at between the US 17 Bypass and Stockbridge at Tanglewood (Parcel IDs: 7993 741815 & 7993 757018). The owner of the property is Mehul Shah of Tanglewood Crossing, LLC (Virginia Beach, VA). The petition involves land totaling approximately 157 acres located about ¼ of a mile south of the Halstead Boulevard Extension at the southern end of Tanglewood Parkway South. After search and certification by the City Attorney and City Clerk as to the sufficiency of petition, it was determined that the petition of voluntary annexation could move forward for the City Council. On February 23, 2026, the City Council adopted the resolution accepting the sufficiency of the petition and called for the public hearing.

ANALYSIS:

The voluntary annexation process first requires that the City Council consider an ordinance directing the investigation of the sufficiency of the petition, which took place on January 26, 2026. Following this, a certification must be brought back to the City Council for further consideration and action through a call for a public hearing and a resolution to accept the certification of the sufficiency of the petition. These actions occurred on February 23, 2026. After the public hearing, the last step will be to approve (or deny) the annexation.

AT THE CONCLUSION OF THE PUBLIC HEARING:

STAFF RECOMMENDATION:

By motion, adopt Ordinance #2026-03-01 approving the Petition for Annexation for approximately 157 acres of property located in the Halstead Boulevard Overlay District (about ¼ mile south of the Halstead Boulevard Extension at the southern end of Tanglewood Parkway Way South), identified as Parcel IDs: 7993 741815 & 7993 757018.



**ORDINANCE #2026-03-01
VOLUNTARY ANNEXATION
A PETITION RECEIVED UNDER G. S. 160A-31
TANGLEWOOD CROSSING
P56 (PINS 7993 741815 & 7993 757018)**

WHEREAS, a petition requesting annexation of an area described in said petition has been received on January 26, 2026 by the City Council; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made; and

WHEREAS, the City Council accepted certification and adopted a resolution fixing date for public hearing on March 9, 2026;

WHEREAS, notice of said public hearing was published at least ten (10) days prior to the date of the said public hearing;

WHEREAS, adjacent property owners within 100 feet of the subject properties were notified of public hearing for voluntary annexation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Elizabeth City:

Section 1: The area proposed for annexation is described as follows be approved for official annexation to the City of Elizabeth City's Municipal Limits:

Railroad r/w (map book 36, page 30, in the pasquotank county public registry), which existing iron rebar is located north 20° 21' 42" east 9,141.54 feet from ncgs monument "cama" nc grid — nad '83 (n — 924910.440' and e —2795739.983' — combined factor 1.00003310), and which existing iron rod marks the southwest corner of that property, now or formerly, owned by sat-dev, llc (deed book 1021, page 228, and map book 48, page 17, in the Pasquotank county public registry); thence from said existing iron rod and **point of beginning** and running along the northerly right-of-way margin of that

100' railroad r/w south 65° 18' 29" west 3,124.29 feet to a r/w monument which marks the point of intersection of the easterly right-of-way margin of us highway 17 bypass and the northerly right-of-way margin of that 100' railroad r/w, and which r/w monument is located south 79° 14'03" east 158.48 feet from "tanglewood control monument 6" nc grid — nad '83 (n — 932205.2378' and e — 2795926.4071' — Combined factor 1.00003773); thence cornering and running along the easterly right-of-way margin of us highway 17 bypass (rn/ by monuments) the following courses and distances: north 02° 39' 33" east 88.17 feet to a r/w monument; thence running north 14° 28' 19" east 147.82 feet to a r/w monument; thence running north 02° 37' 00" west 403.37 feet to a r/w monument; thence running north 06° 35' 33" west 402.32 feet to a r/w monument; thence running north 08° 47' 58" west 334.65 feet to a r/w monument; thence running north 14° 34' 04" west 200.93 feet to a r/w monument; thence running north-northwest along a curve (curve data: radius is 7,754.24; tangent is 611.18; delta is 09° 00' 48"; bearing is north 13° 21' 12" west; and chord distance is 1,218.57 feet) a distance of 1,219.83 feet to an existing iron rebar, which existing iron rebar marks the southwest corner of lot 4 (map book 47, page 31, in the pasquotank county public registry); thence cornering and running away from us highway 17 bypass north 79° 19' 28" east 1,470.33 feet to an existing iron rebar, which existing iron rebar marks the southeast terminus of tanglewood parkway south (map book 47, page 31, in the pasquotank county public registry); thence cornering and running south 10° 40' 32" east 833.37 feet to an existing iron rebar, which existing iron rebar marks the southwest corner of that property, now or formerly, owned by tanglewood crossing, llc (deed book 1017, page 808, and map book 48, page 6, in the pasquotank county public registry); thence cornering and running north 72° 53' 05" east, 217.29 feet to an existing iron rebar, which existing iron rebar marks the southeast corner of that property, now or formerly, owned by tanglewood crossing, llc (deed book 1017, page 808, and map book 48, page 6, in the pasquotank county public registry); thence cornering and running south 21° 05' 52" east 1,341.05 feet the existing iron rebar and **point of beginning**, being that same property described and delineated on that plat entitled in part, "boundary survey for tms property management, llc," dated august 21, 2008, prepared by PAUL J. TOTI, PROFESSIONAL LAND SURVEYOR, WHICH PLAT IS RECORDED IN MAP BOOK 49, PAGE 19, IN THE PASQUOTANK PAGE 19, IN THE PASQUOTANKCOUNTY PUBLIC REGISTRY, AND WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

ADOPTED this the 9th day of March 2026

E. Kirk Rivers
Mayor

April Onley, NCCMC
City Clerk



ANNEXATION PETITION – CONTIGUOUS PROPERTY

TO: The City of Elizabeth City
ATTN: City Clerk
P. O. Box 347
Elizabeth City, NC 27907

RE: Petition Requesting Annexation

Pursuant to the provisions of Sections 160A-31 of the NC General Statutes, we the undersigned owners of real property described below do hereby request that said property

Located at: Between the 17 Bypass and Stockbridge at Tanglewood, 1/4 mile south of Halstead Blvd.,

Tax Block(s) P56 (PINs 7993 741815 & 7993 757018),

Tax Lot(s) 3 & 3B,

be annexed into the City of Elizabeth City.

We certify: that the property is contiguous to the present City limits; that a legal description (metes and bounds) is attached as Exhibit A and a map of said property is attached and denoted as Exhibit B. Exhibit B shall conform to the City of Elizabeth City Mapping and Documentation Policy for voluntary annexation petitions. (The policy is attached.)

Upon certification of the petition, petitioner will provide one digital file and 10 copies (11" x 17") of a map and an electronic legal description (in a format accessible by Word).

All individuals whose names appear on the deed to the property or otherwise have an ownership interest shall sign.

[Signatures on following page(s)]

1) Mehul S. Shah, Manager Tanglewood Crossing, LLC Mehul S. Shah
Printed Name Signature

State of Virginia
County of Virginia Beach

On this, the 2nd day of October, 2025, before me, the undersigned notary public, personally appeared Mehul S. Shah, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) Kalpish M. Shah, Notary Public
Printed Name: Kalpish M. Shah



2) Mehul S. Shah, Manager Tanglewood South, LLC Mehul S. Shah
Printed Name Signature

State of Virginia
County of Virginia Beach

On this, the 2nd day of October, 2025, before me, the undersigned notary public, personally appeared Mehul S. Shah, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) Kalpish M. Shah, Notary Public
Printed Name: Kalpish M. Shah



3) _____
Printed Name Signature

State of _____
County of _____

On this, the _____ day of _____, 2025, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public
Printed Name: _____

4) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public

Printed Name: _____

5) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public

Printed Name: _____

6) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public

Printed Name: _____

7) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public
Printed Name: _____

8) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public
Printed Name: _____

9) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public
Printed Name: _____

10) _____
Printed Name Signature

State of _____

County of _____

On this, the _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he/she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

(SEAL) _____, Notary Public

Printed Name: _____

Date received by City Clerk _____ BY: _____

ATTACHMENT: Mapping Requirements

To: Developers and/or Developer's Surveyor

Reference: Annexation Petition & Mapping Requirements

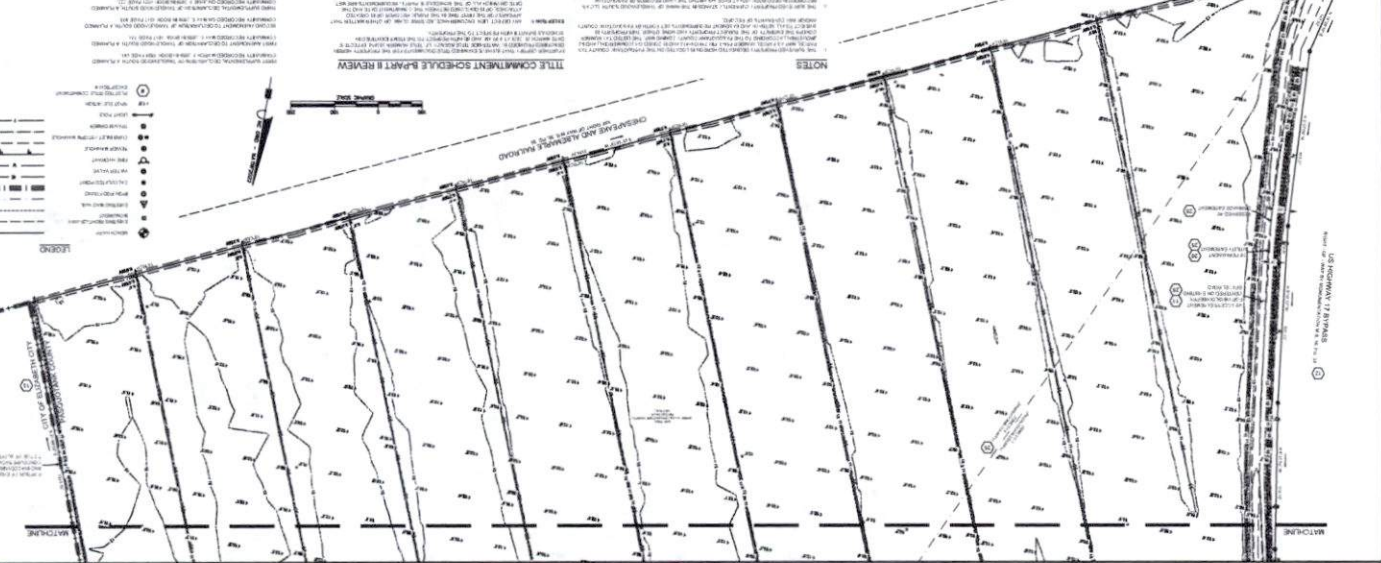
- 1. Provide copy of recent tax map of subject property;**
- 2. Provide list of all tax lot & block numbers of area to be annexed;**
- 3. Show all tax lot and block lot info for subject property and all adjoining property;**
- 4. Title Block:**
 - a. Voluntary Annexation to the City of Elizabeth City**
 - b. Petitioned by: _____ (current owners)**
 - c. _____ Township Name, Pasquotank County, North Carolina**
 - d. Ordinance No: _____, Effective Date _____**
 - e. Plat prepared by: _____ (give your company info, field work date and platting date)**
- 5. Above or near title block, this statement shall be placed:**

This plat was prepared for the City of Elizabeth City and is to be used for annexation purposes only; not to be used for conveyance or transfer.
- 6. Show previous annexation info adjoining subject property, i.e. cite ordinance number and effective date of annexations, where they adjoin subject property (example: A corporate limits of the City of Elizabeth City as per Ordinance No 07-01-1, effective date 3-01-07); Non-contiguous annexation should be entitled: Satellite annexation to the City of Elizabeth City**

118
 North Carolina
ATLANTIC LAND TITLE SURVEY
CADOPY, LLC
 1000 W. HARRIS TOWNSHIP
 HARRIS TOWNSHIP
 85% PROGRESS PRINT

ATLANTIC LAND TITLE SURVEY
 1000 W. HARRIS TOWNSHIP
 HARRIS TOWNSHIP

LEGAL DESCRIPTION FROM TITLE COMMITMENT
 THE PART OF THE TRACT OF LAND...
 BEING THE TRACT OF LAND...
 CONTAINING...
 AS SHOWN ON...
 THE TITLE COMMITMENT...
 THE PART OF THE TRACT OF LAND...
 BEING THE TRACT OF LAND...
 CONTAINING...
 AS SHOWN ON...
 THE TITLE COMMITMENT...



SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my files and records.
 My Commission Expires: _____

 Surveyor

NOTES
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL BEARINGS ARE TRUE BEARINGS.
 3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL PIPES.
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER OF THE ROAD OR HIGHWAY.
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