

City Council Annexation A24-01

June 24, 2024



Owners: Judd Brook 6, LLC

Applicant: Judd Brook 6, LLC

Located: 2246 Angelia M Street

Acreage: 3.5 ±

District: 2 – Malik Davis

REID #: 0447927785000







Aerial Map

Case #: AX24-01 (P24-07)

Initial Zoning Request:
Light Industrial (LI)

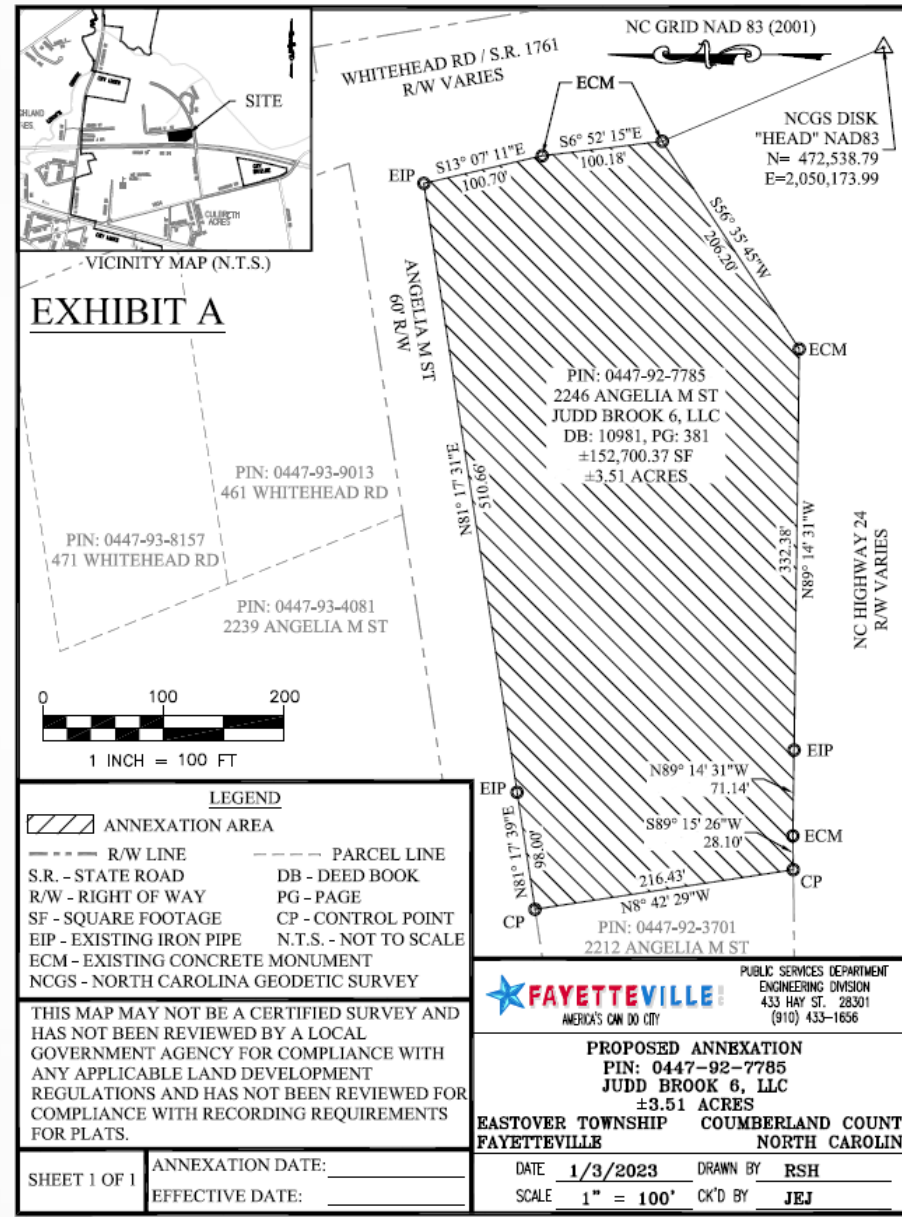
Location: 2246 Angelia M Street

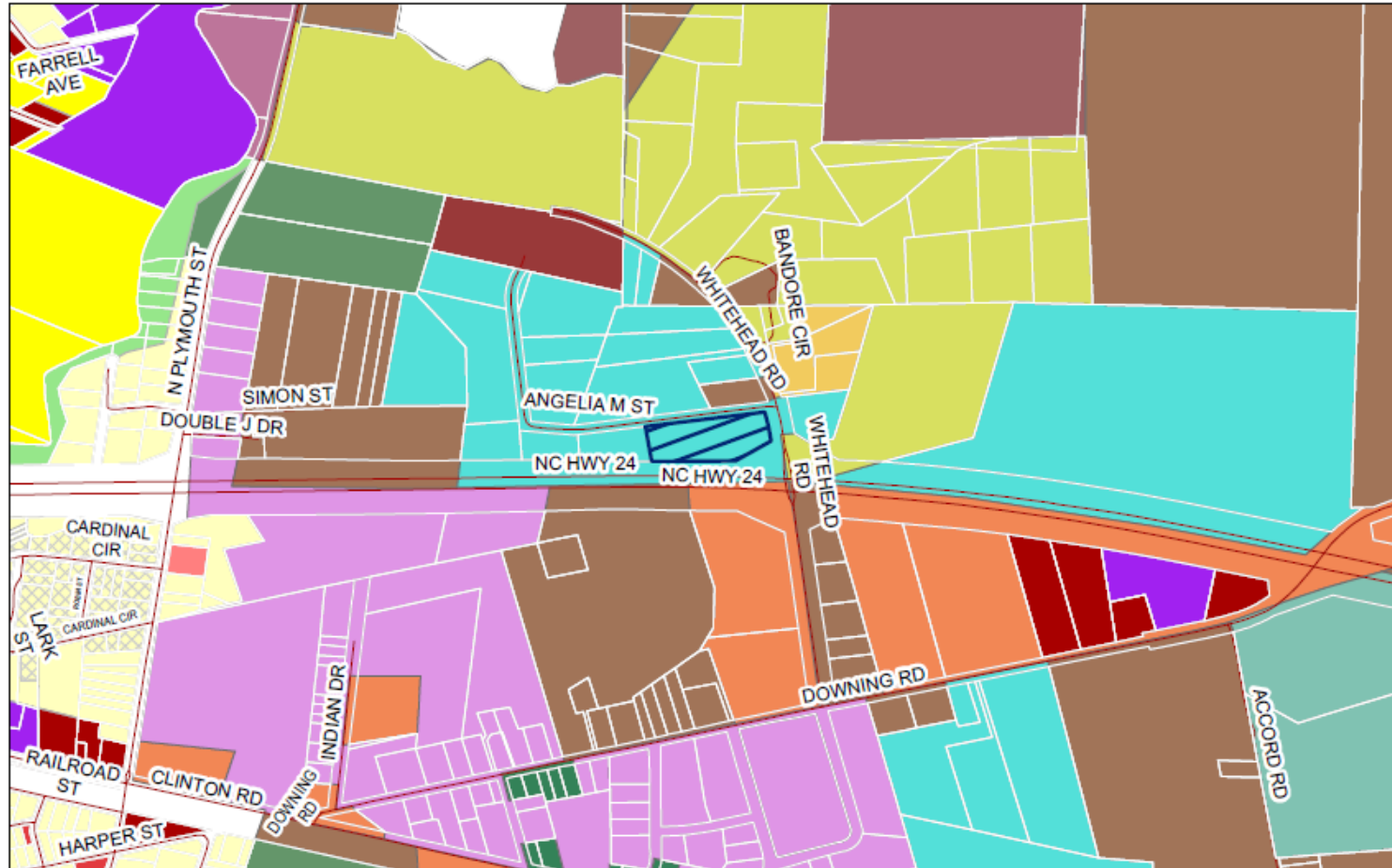
Legend

-  AX24-01_Aerial_Map
-  City Limits



Subject property is shown in the hatched pattern.





Zoning Map

Case #: P24-07

Initial Zoning

Request: Light Industrial (LI)

Location: 2246 Angelia M Street

Legend



P24-07

AR - Agricultural-Residential

CC - Community Commercial

CD - Conservation District

HI - Heavy Industrial

LC - Limited Commercial

NC - Neighborhood Commercial

SF-6 - Single-Family Residential 6

SF-6IMHO - Single-Family Residential 6 Manufactured Home Overlay

SF-10 - Single-Family Residential 10

County

CCZoning

gis_ware_3

A1

C3

CO

CP

M1P

MP

MPCZ

R10

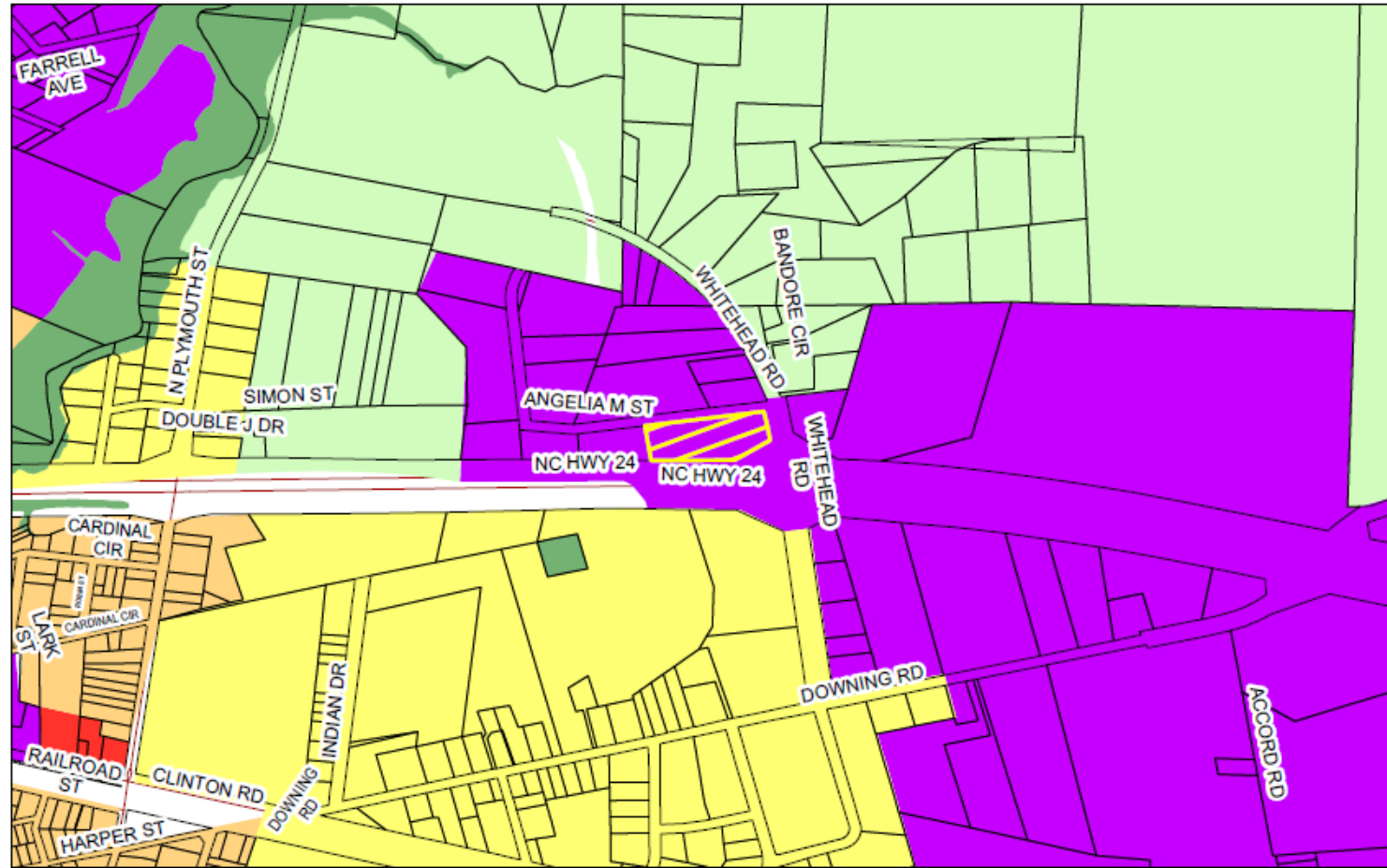
R40A

REA

RR



Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.



Future Land Use Map
Case #: P24-07



Initial Zoning
Request: Light Industrial (LI)
Location: 2246 Angelia M Street


Legend


 P24-07


Land Use Plan 2040


Character Areas

-  RU - RURAL
-  PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 HC - HIGHWAY COMMERCIAL

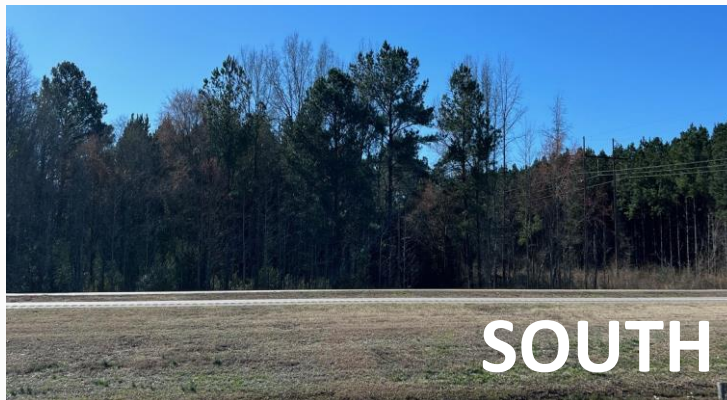
 EC - EMPLOYMENT CENTER

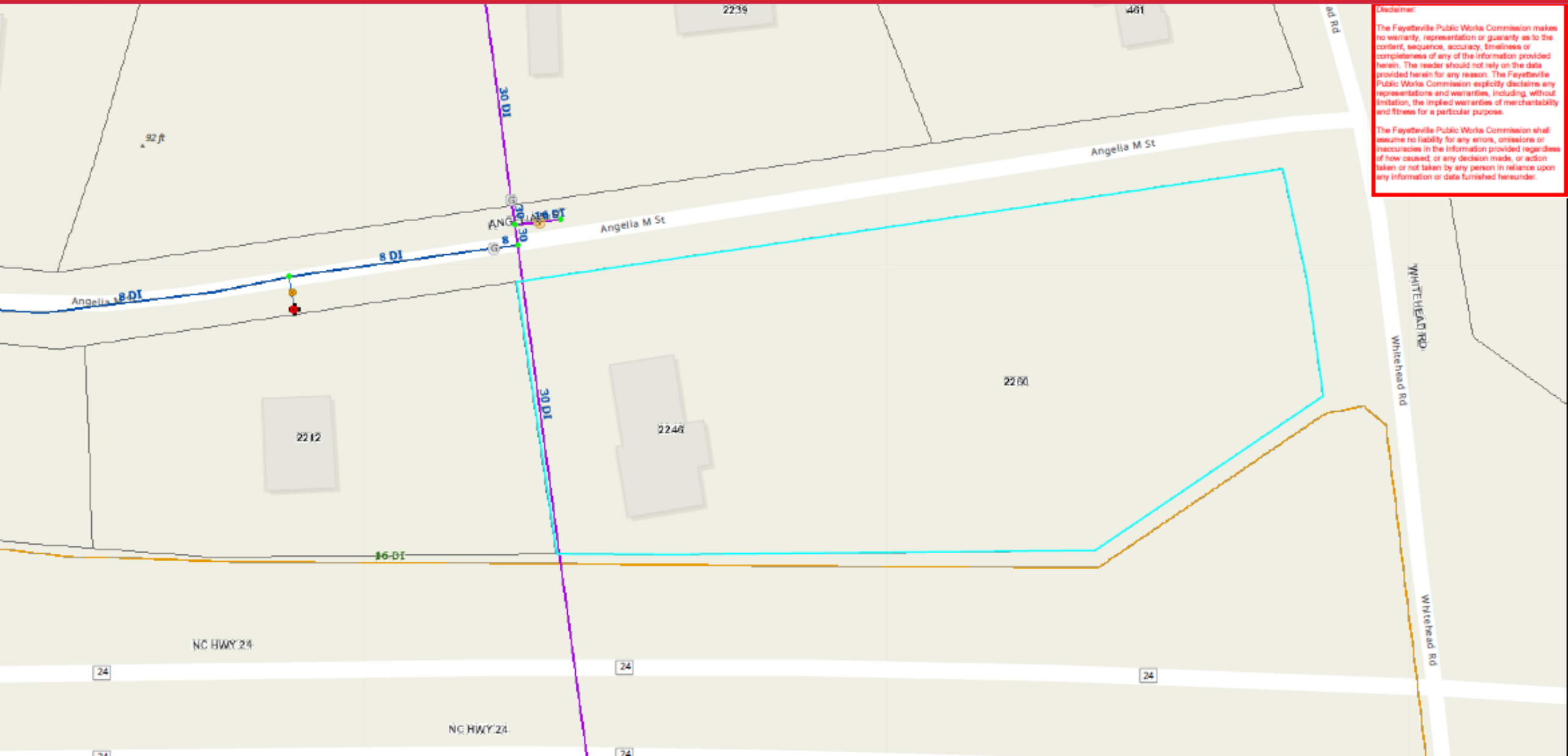


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Surrounding Properties





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The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX24-01 for 2246 Angelia M Street:

- The petition for annexation meets the requirements of North Carolina General Statute §160A-31 and §160A-58.1, and the Real Estate Department has verified the determination of petition sufficiency. The application aligns with the standards for non-contiguous annexation as outlined by GS §160A-58.1.
- The departments and divisions report that they can absorb the expansion of services with minimal additional resources.
- The annexation will lead to an increase in property taxes due to the inclusion of city taxes, while the burden of county taxes will be reduced by the county's fire district tax, special fire tax, and recreation tax. The financial impact and assumed tax revenue are summarized in Appendix A, demonstrating the potential financial benefits for the city.

1. Adopt the annexation ordinance with an effective date of June 24, 2024;
2. Adopt the annexation ordinance with an effective date of June 30, 2024;
3. Do not adopt the annexation ordinance; this option would mean that the initial zoning would not occur and the parcel would remain outside corporate limits;
4. Defer action and table the annexation petition for further review and discussion.





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