

City Council Annexation A23-05

November 27, 2023



Owners: Maxine Terry and Joseph Griffin, Jr., Individually and as Trustee of the Joseph Griffin Sr. Revocable Trust Agreement; Estelle Davis; Maxwell Griffin, Jr.; Paula Griffin McCreary; Ramona Griffin; Max Young Griffin per recorded deed in Book 7727, Page 750 and Estate Numbers 07E645 for Joseph W. Griffin, Sr., Estate Number 88E699 for Maxwell Griffin and Estate Number 23E1488 for Lucille Griffin

Applicant: Victoria Clarkson

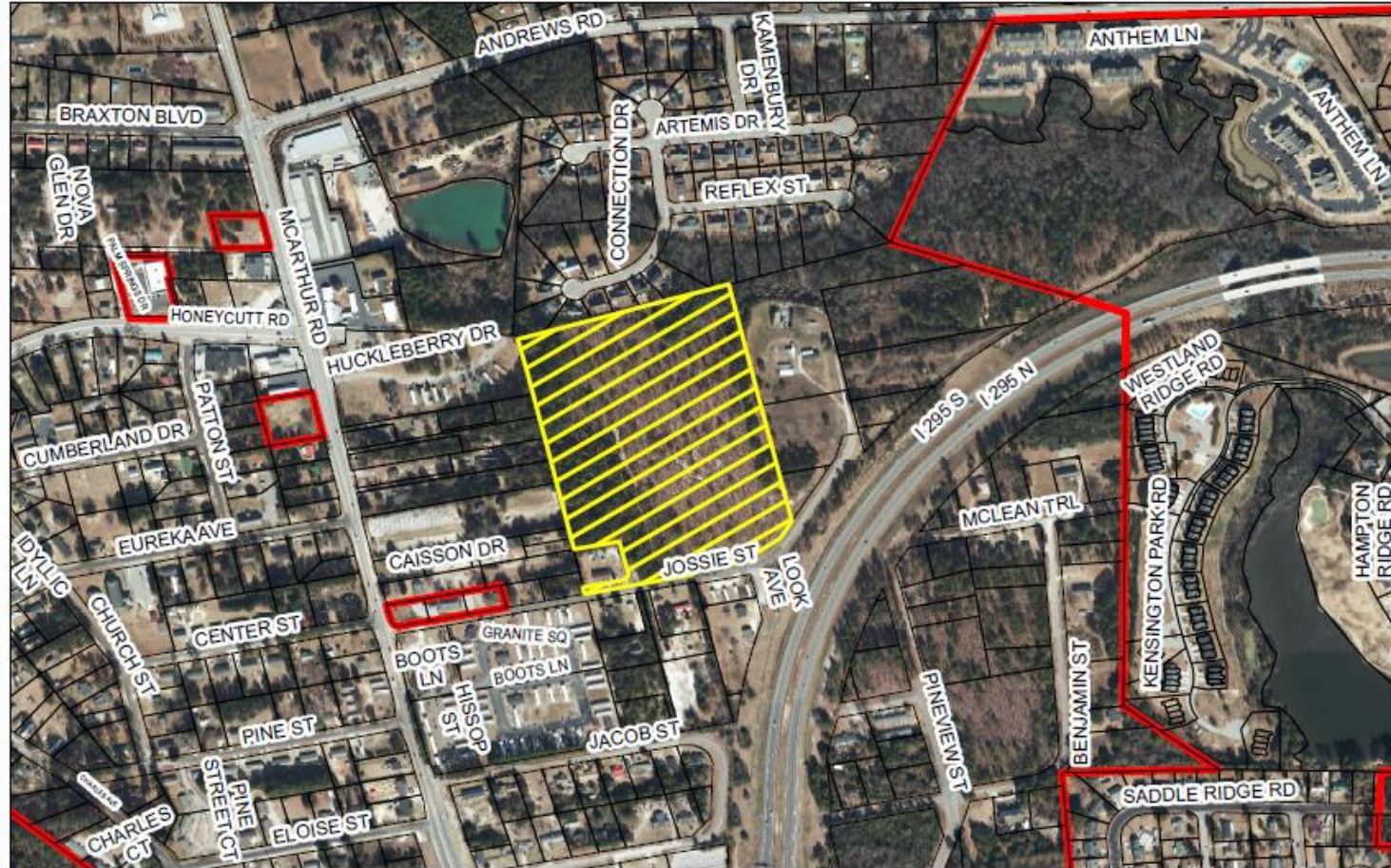
Located: 0 Jossie Street

Acreage: 20.97 acres ±

District: (1) Kathy Jensen

REID #: 0520795388000





Aerial Map

Case #: AX23-05

Initial Zoning Request

Request: Mixed Residential 5 (MR-5)

Location: 0 Jossie Street

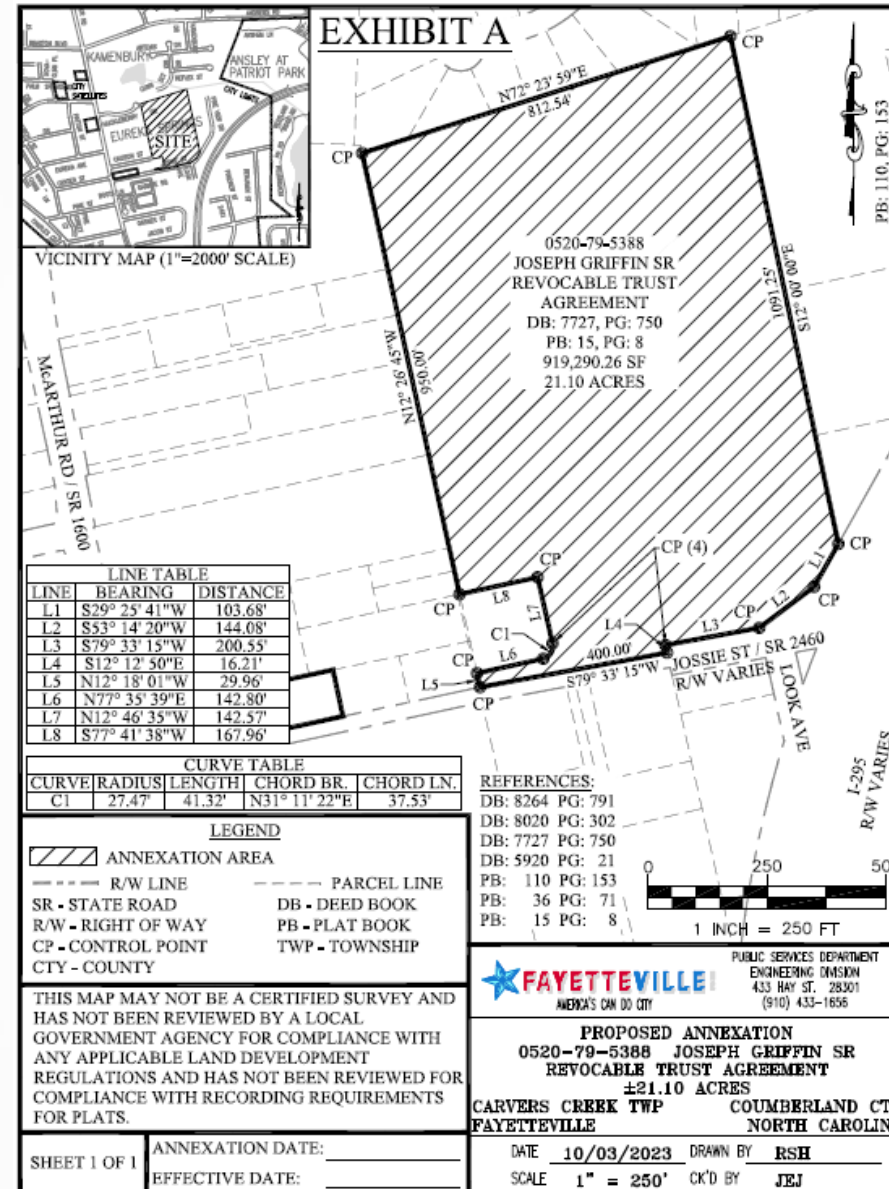
Legend

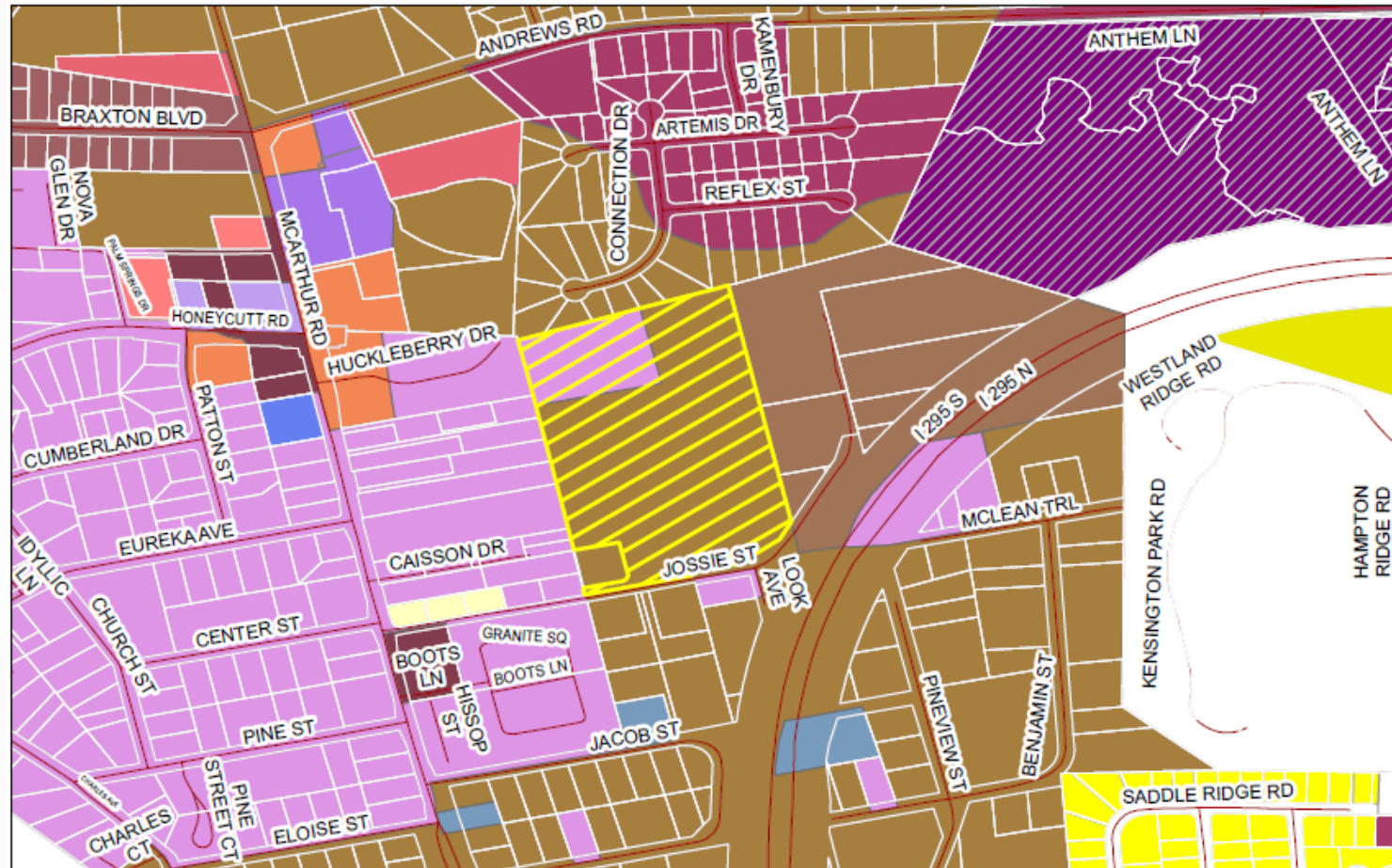
 P23-29

 City Limits



Subject property is shown in the hatched pattern.





Zoning Map

Case #: P23-29

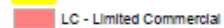
Initial Zoning

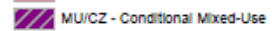
Request: Mixed Residential 5 (MR-5)

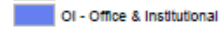
Location: 0 Jossie Street

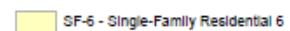
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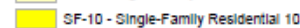
 P23-29

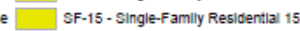
 LC - Limited Commercial

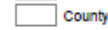
 MU/CZ - Conditional Mixed-Use

 OI - Office & Institutional

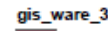
 SF-6 - Single-Family Residential 6

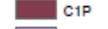
 SF-10 - Single-Family Residential 10

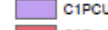
 SF-15 - Single-Family Residential 15

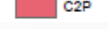
 County

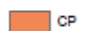
CCZoning

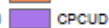
 gis_ware_3

 C1P

 C1PCU

 C2P

 CP

 CPCUD

 PND

 R10

 R6

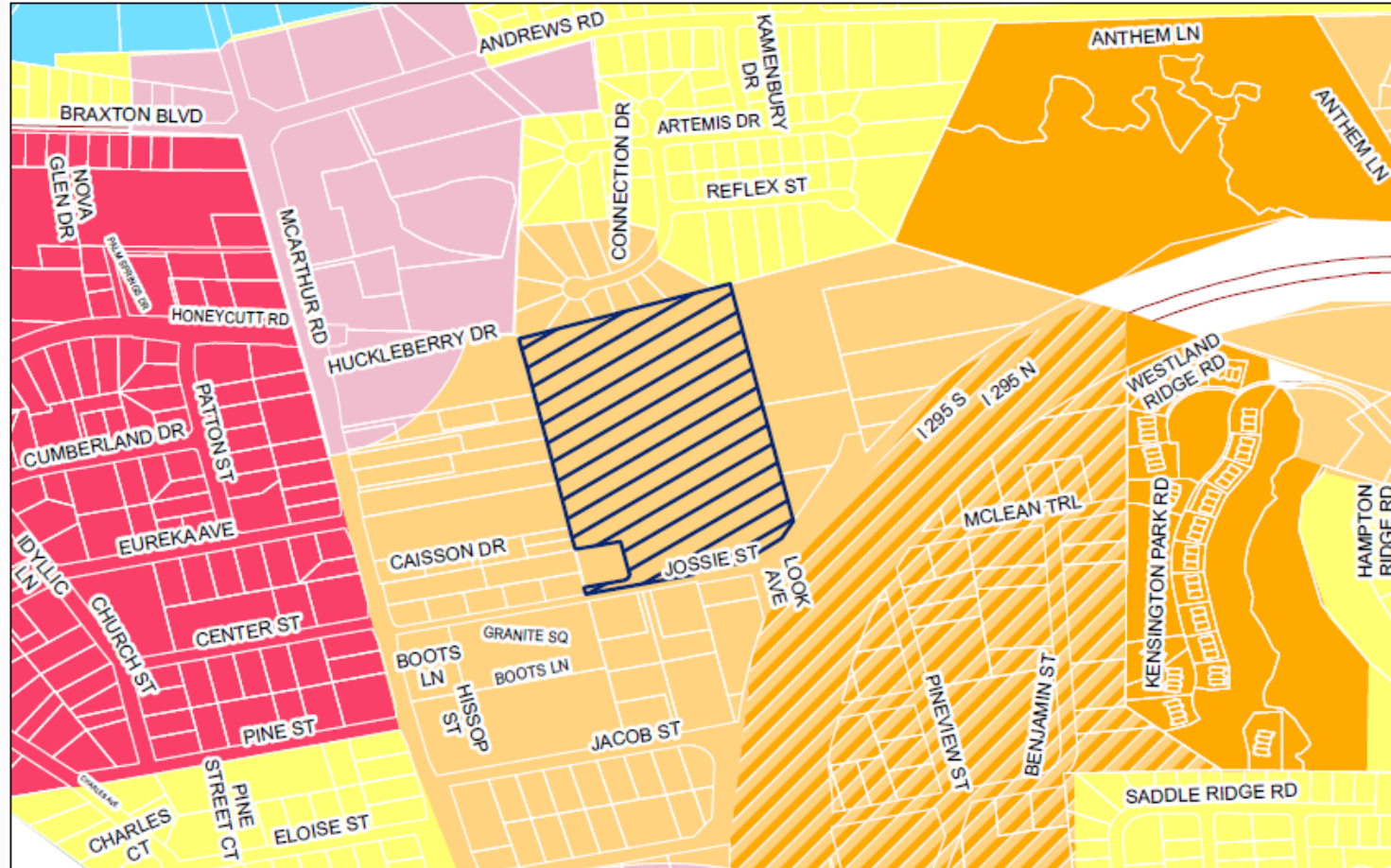
 R6A

 R6CU

 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 #: P23-29

Initial Zoning

Request: Mixed Residential 5 (MR-5)

Location: 0 Jossie Street

Legend



P23-29 Land Use Plan 2040

Character Areas

PARKOS - PARK / OPEN SPACE

LDR - LOW DENSITY

MDR - MEDIUM DENSITY

NIR - NEIGHBORHOOD IMPROVEMENT

HDR - HIGH DENSITY RESIDENTIAL

NMU - NEIGHBORHOOD MIXED USE

CC - COMMUNITY CENTER

OI - OFFICE / INSTITUTIONAL



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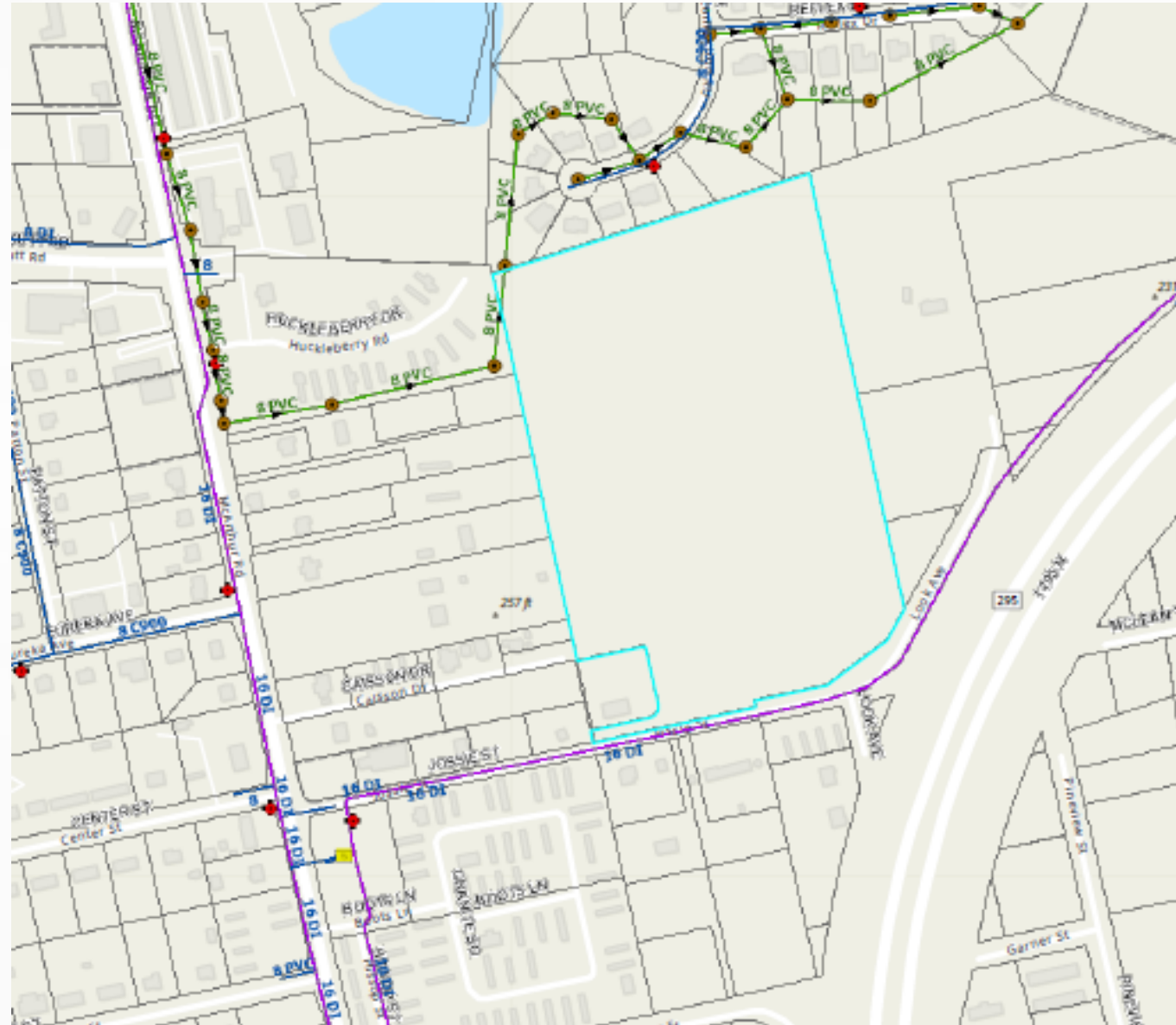


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Surrounding Properties





The site is currently undeveloped and is in compliance with the dimensional standards for a lot in the proposed Mixed Residential 5 (MR-5) zoning district. All future development will be subject to the standards set forth in the Unified Development Ordinance and enforced through site plan and building plan review.



The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX23-05 for 0 Jossie Street:

- The petition for annexation meets the requirements of North Carolina General Statute §160A-58.1, and the determination of petition sufficiency has been verified by the Real Estate Department. 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 no projected 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 November 27, 2023. This option validates the final action taken by Council on the initial zoning;
2. Adopt the annexation ordinance with an effective date of June 30, 2024. This option validates the final action taken by Council on the initial zoning;
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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