

City Council Annexation A23-06

November 27, 2023



Owners: Fulcher Real Estate, LLC

Applicant: Kenneth Smith

Located: 1476, 1446, and 1416 Middle River Loop

Acreage: 13.84 acres \pm

District: Shakeyla Ingram

REID #: 0447672620000, 0447673767000, and 0447683174000



Aerial Map
Case #: AX23-06

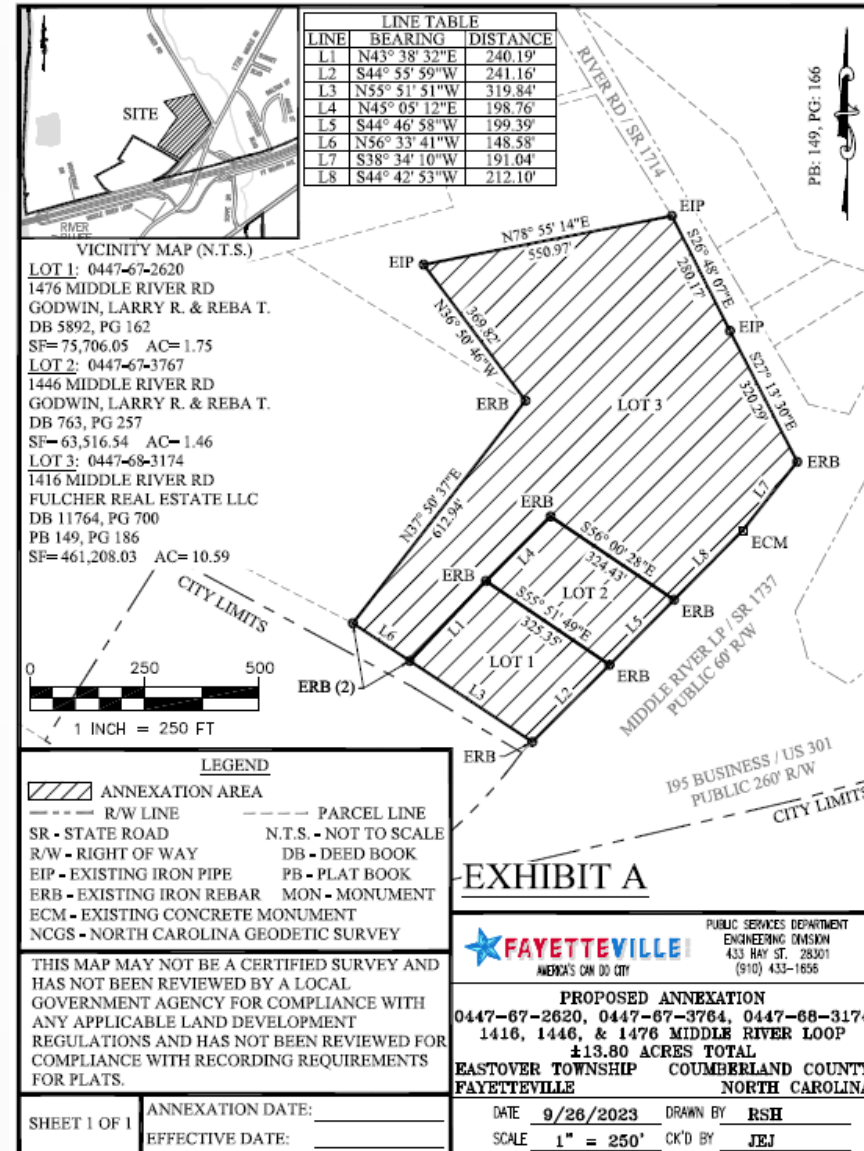
Initial Zoning Request:
Heavy Industrial (HI)

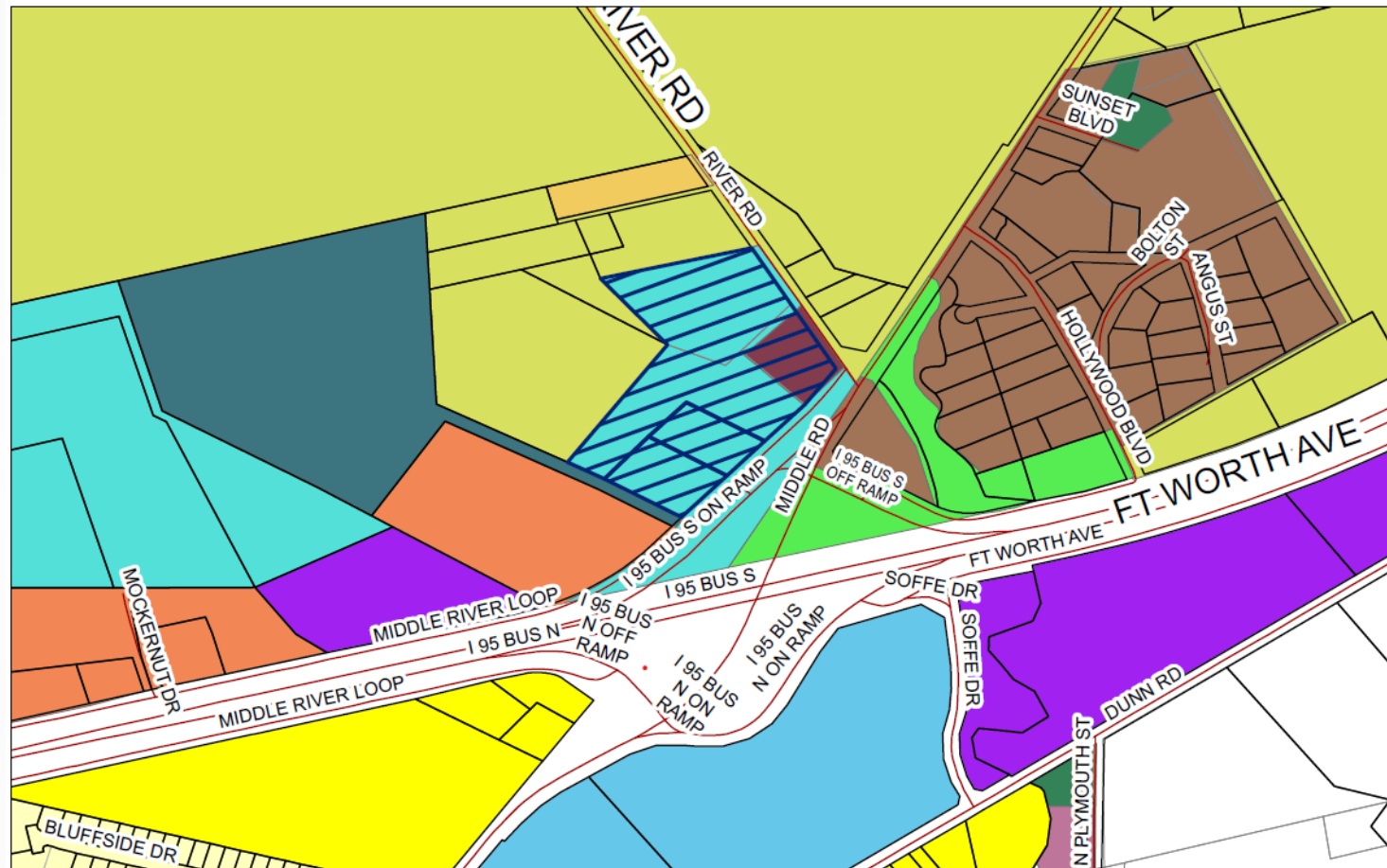
Location: 1416, 1446, 1476 Middle River Loop

Legend



Subject property is shown in the hatched pattern.





Zoning Map

Case #: P23-43

Request: Rezoning Planned Industrial (M(P))
to Heavy Industrial (HI)

Location: 1416 Middle River Loop
1446 Middle River Loop
1476 Middle River Loop

Legend

P23-43

HI - Heavy Industrial

LI - Light Industrial

SF-6 - Single-Family Residential 6

SF-10 - Single-Family Residential 10

County

CCZoning
gis_ware_3

A1

C1P

C3

CD

CP

HSP

MP

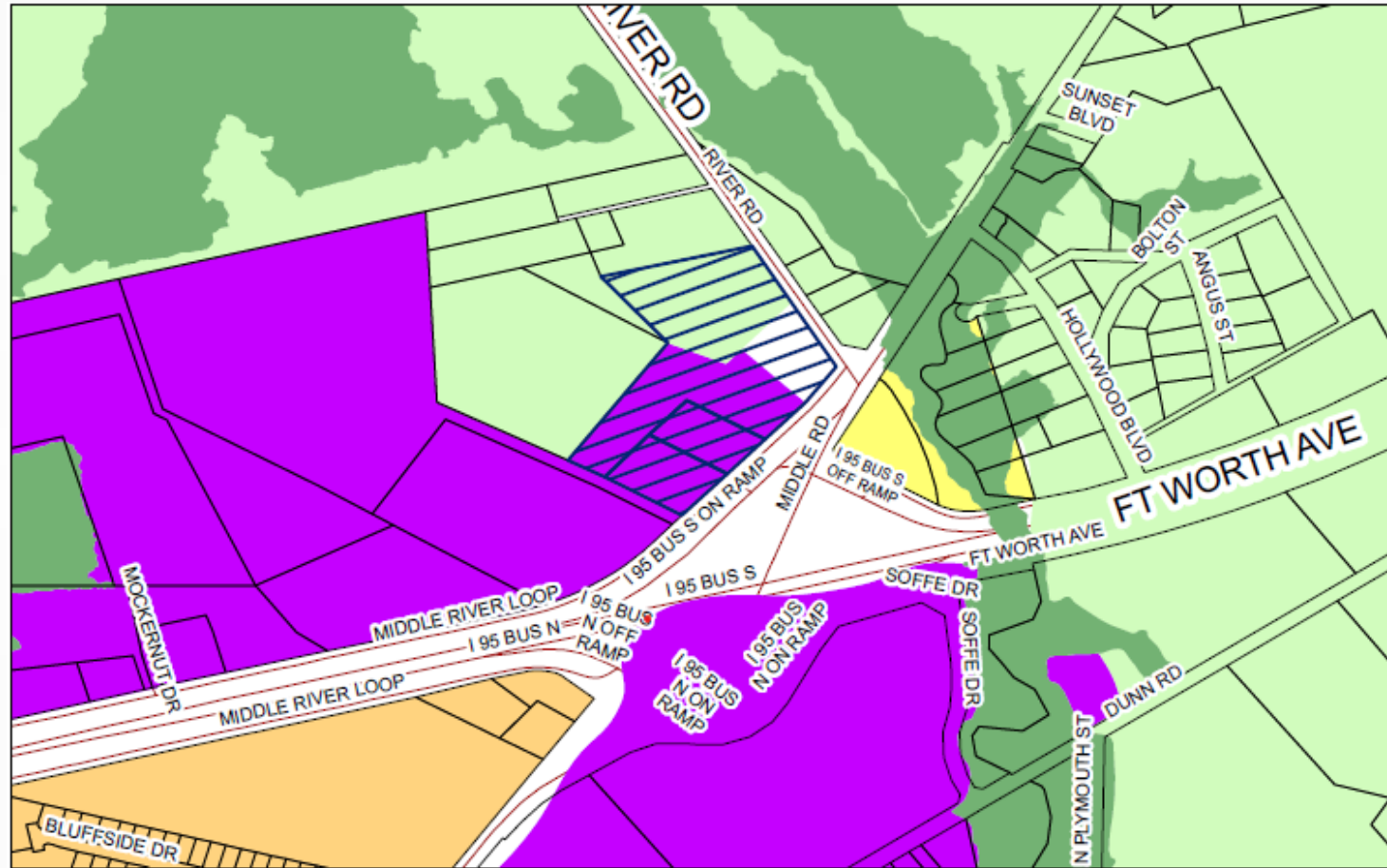
R10

R40A

R5A

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 #: P23-43

Request: Rezoning Planned Industrial (M(F))
to Heavy Industrial (HI)


Location: 1416 Middle River Loop
1446 Middle River Loop
1476 Middle River Loop


Legend


 P23-43


Land Use Plan 2040


Character Areas

 RU - RURAL

 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

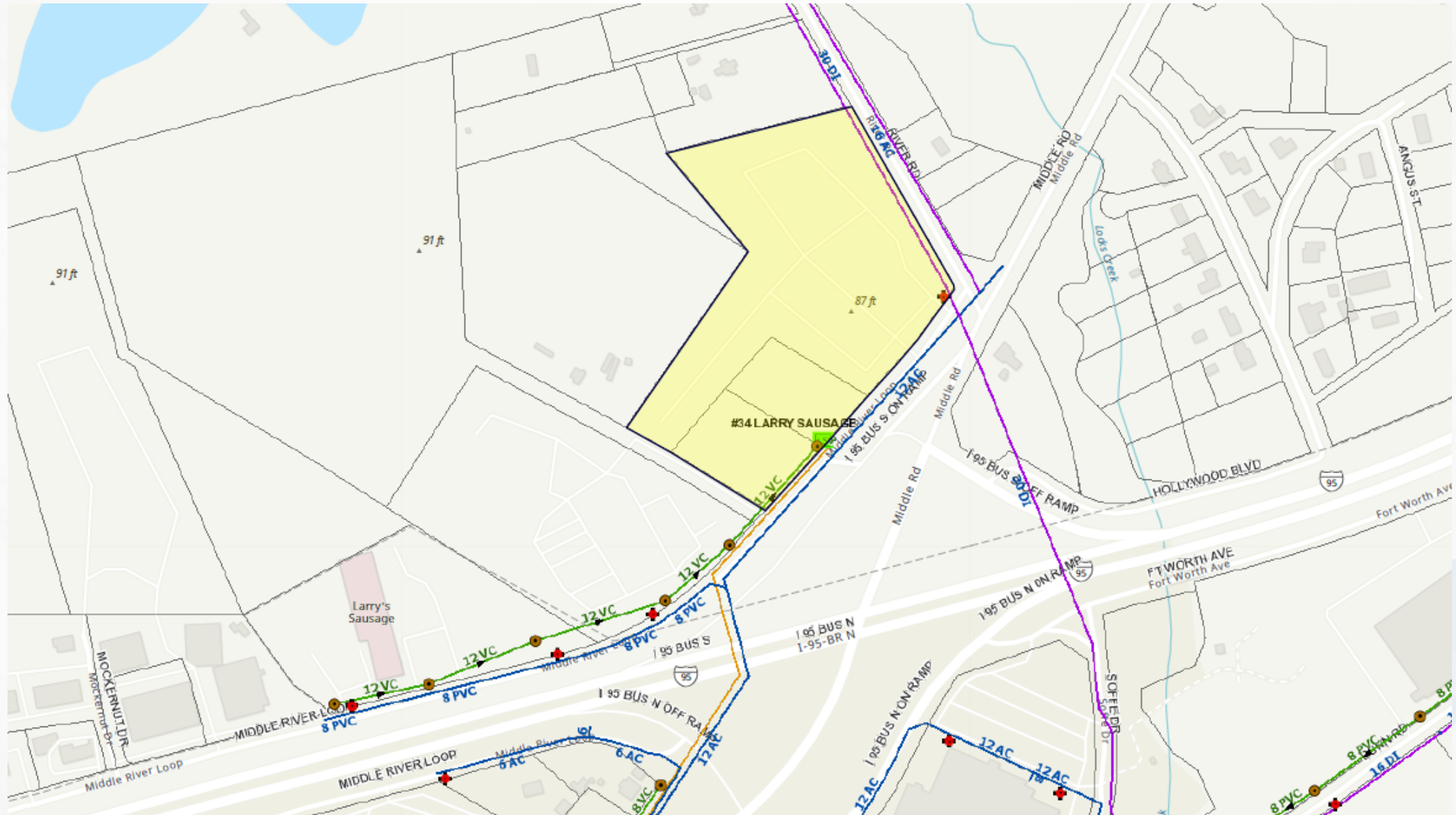
 MDR - MEDIUM DENSITY

 EC - EMPLOYMENT CENTER

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The parcels and structures are conforming to the dimensional standards of lots within the Heavy Industrial (HI) 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 AX23-06 for 1416 & 1446 Middle River Loop, and 1476 Middle River Road:

- 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 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 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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