



Legislation Text

File #: 22-2845, Version: 1

TO: Mayor and Members of City Council

**THRU: Telly C. Whitfield, Ph.D. - Assistant City Manager
Dr. Gerald Newton, AICP - Development Services Director**

FROM: Jennifer C Baptiste, CZO - Planning & Zoning Division Manager

DATE: August 8, 2022

RE:
AX22-008: Annexation area located along the western side of Ramsey Street, across from Slocomb Road and South of Wolfpoint Drive. Consisting of one parcel, being approximately 15.29 acres. Being the property of SRW Commercial Development, LLC (Palmer Williams, Vice President). Case related to P22-24, Initial Zoning.

COUNCIL DISTRICT(S):
1 - Mayor Pro Tem Kathy Jensen

Relationship To Strategic Plan:
Strategic Operating Plan FY 2022
Goals 2027

- Goal 2: Responsible City Government Supporting a Diverse and Viable Economy
 - Objective 2.1: Ensure a diverse City tax base
- Goal 3: City Investment in Today and Tomorrow
 - Objective 3.2 - Manage the City's future growth and strategic land use
 - Objective 4.5 - Ensure a place for people to live in great neighborhood

Executive Summary:

The applicant, SRW Commercial Development, LLC, through Palmer Williams, Vice President submitted a petition requesting annexation of 15.29 +/- acres on the western side of Ramsey Street, across from Slocomb Road and south of Wolfpoint Drive. The area consists of one parcel. The parcel is vacant except for a telecommunication tower. The applicant is proposing a mini-storage facility at this location. A plan has been submitted however final approval shall be required.

The applicant has requested an initial zoning of the area to CC Community Commercial. The Zoning Commission recommended approval of the requested zoning on June 14, 2022.

Professional Planning Staff recommends approval of the annexation and initial zoning request.

Background:

The subject property is owned by SRW Commercial Development, LLC. The property consists of one parcels with the address of 6765 Ramsey Street (REID: 0541199007000), located on the western side of Ramsey Street, across from Slocomb Road and south of Wolfpoint Drive. The property, which is located within the City's Municipal Influence Area (MIA), is non-contiguous to the City's municipal boundaries. However the City Limit line is located to both the North and South of the property. The annexation petition has therefore been processed as a non-contiguous, "satellite," annexation. (See Annexation Area Map, attached.)

Because the property is within the City's Municipal Influence Area (MIA), use of PWC services requires that the property be annexed, per City Council Policy 150.2. PWC has reported that sewer and water services are available; the developer will be responsible for extending sewer and water mains to the site.

See the attached Basic Information Sheet for more information about the property.

On June 14, 2022, the Zoning Commission held a public hearing to review the initial zoning request for the property (P22-24). The Zoning Commission recommended Approval of the initial zoning as per the applicant's request.

Issues/Analysis:

Sufficiency: The City's Real Estate Staff has found the annexation petition to be sufficient. (See Sufficiency Memo, attached.)

Compliance with Annexation Standard: Pursuant to the General Statutes, there are five standards that a satellite annexation area must meet in order to be annexed. (N.C.G.S. 160A-58.1(b)). This property meets the five standards, as shown in the attached Proposed Ordinance.

Effective Date: Pursuant to the General Statutes, the annexation ordinance may be made effective immediately or within six months from the date of passage. N.C.G.S. 160A-58.2). Staff recommends an effective date of August 8, 2022.

Compliance with City Development Standards: If the property is annexed, the property must be developed in compliance with City development standards. The owner/developer will be required to formally submit plans to the City for review and approval by the Technical Review Committee (TRC) prior to the issuance of City building permits.

Financial Impact of Annexation on the Property Owners: If the property is annexed, the property tax costs to the owners will increase, due to application of the City tax rate. However, this increase will be reduced by the elimination of certain taxes (such as the County fire district tax and the County recreation tax.)

As the property is developed, the owners will be subject to City property taxes, but the owners will also receive City services. The owners will also be eligible for PWC inside-City utility rates, which are less than outside-City rates.

Services: City operating departments and PWC divisions have reviewed the proposed annexation, and they have indicated that they will be able to serve the property. (Appendix A, attached, provides a summary of services, costs, and revenues, as reported by City departments and PWC.)

Budget Impact:

Based on the projected costs and revenues, the annexation of the property should yield a positive impact for the City, particularly after the property has been fully developed.

Options:

1. Adopt the Annexation Ordinance with an effective date of August 8, 2022, and include approval of the final action consistent with the recommendation of the Zoning Commission.
2. Adopt the Annexation Ordinance with a specified effective date between August 8, 2022 and December 31, 2022, and include approval of the final action consistent with the recommendation of the Zoning Commission.
3. Do not adopt the Annexation Ordinance. This option means the property would remain outside the City, and the initial zoning would not occur. However, the property can still be developed if the plan is reviewed and approved by the Cumberland County Planning Department and the County Commissioners.
4. Table action on the requested annexation.

Recommended Action:

Planning Staff recommends Option 1: Adopt the proposed ordinance annexing the area effective August 8, 2022, and establish the initial zoning consistent with the Zoning Commission recommendation.

Attachments:

1. Appendix A - Summary of Services, Costs, and Revenues
2. Legal Description
3. Map
4. Basic Information Sheet
5. Sufficiency Memo
6. Proposed Annexation Ordinance