MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager MEB

COPY TO: Tyler Morrow, Planning & Zoning Director

DATE: January 30, 2026

SUBJECT: Potential Voluntary Annexation of New Subdivision on Burney Mountain Road

I recently advised you that the new subdivision planned for Burney Mountain Road has some unique attributes that make it a potential candidate for voluntary annexation. What makes it unique is that over a third of the lots will be in the Town limits while the remaining lots will be in the extra territorial jurisdiction (ETJ) of the Town. The attached map helps to illustrate this point.

Historically there has been some reluctance to annex residential properties since it typically costs more to provide services versus the amount of property tax revenue generated. There are, however, some important factors to consider in this situation. Some of those issues are as follows:

- The Town will be obligated to provide services to a large portion of this development since it is within the primary corporate limits of Fletcher.
- Continuity of service provision will be important to provide consistent service throughout the neighborhood.
- It is not sprawl type of development since the Town is already providing services within this area of Fletcher.
- For public safety purposes, it would make more sense that the entire neighborhood be within Town limits to help eliminate confusion in the dispatch of emergency services.

In terms of next steps in consideration of annexation, there is really nothing for Council to do now other than receive the information being presented here. The current landowner has not submitted a petition for annexation. Once the project is built out however the developer may bring this forward for Council consideration.

If you should have any questions on this item prior to the meeting, please do not hesitate to let me know.

MEB/meb

Attachment