THE CITY OF ASHEVILLE

STAFF REPORT

City Council Meeting Date: February 9, 2021

Subject: Voluntary Annexation Petition - 99999 Moorecrest Rd.

Staff Resource(s): Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director,
Shannon Tuch, RLA, Principal Planner

Action Requested: Adopt a resolution fixing the date of a public hearing on February 23, 2021 for the voluntary annexation of 0.47 acres in west Asheville off of Oak Hill Circle and Moorecrest Road.

Background:

- The property owner, Boomville Properties, LLC, has petitioned the City of Asheville for the annexation of 0.47 acres located at 99999 Moorecrest Road and identified in the Buncombe County tax records as PIN 9629-80-7863.
- Pursuant to NCGS 160A-31 such petitions must be investigated by the City Clerk for sufficiency in accordance with state law.
- This investigation has been completed and the Certificate of Sufficiency accompanies this petition request.
- The next step in this process is for the Asheville City Council to fix the date for the public hearing on this matter.
- Should the City Council decide to proceed with this request the public hearing on the annexation and initial zoning would be held on February 23, 2021, with the vote tentatively scheduled for March 9, 2021.
- The annexation becomes effective immediately once an affirmative vote is reached.

Council Goal(s):

- A well-planned & livable community

Committee(s):

- None

Pro(s):

- Provides for the orderly growth of the City and the tax base through the acceptance of appropriate areas into the corporate limits where owners desire annexation.

Con(s):

- None.

Comprehensive Plan Consistency:

- This proposal is consistent with the Living Asheville Comprehensive Plan in that it:
  (1) Supports residential infill in areas that can support orderly growth consistent with surrounding neighborhoods (pp. 345-347); and
  (2) Supports a sustainable path to balanced budgets (pp. 240-242).

Fiscal Impact:

- This request includes the voluntary annexation of 0.47 acres of property into the City which will provide new property tax revenue with minimal increase to services.
- Two single-family lots are planned for the property that, if approved, would generate approximately $3,100 in city property tax based on the sale price proposed by the owner/developer.
- City service departments did not identify any service concerns and supported the inclusion of the two parcels with the rest of the development noting that service to the rest of the development would be required.

Suggested Motion:

- Motion to adopt the resolution fixing the date of the public hearing for February 23, 2021, for the voluntary annexation of 0.47 acres in west Asheville.

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Attachment(s)

- Voluntary Annexation Petition
- Exhibit A - Boundary Description
- Exhibit B - Survey
- Resolution
- Certificate of Sufficiency