THE CITY OF ASHEVILLE

STAFF REPORT

City Council Meeting Date: February 23, 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 an ordinance 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.
- The property is currently vacant.
- The property is contiguous to the City of Asheville corporate limits, is described in the attached ordinance and petitioner's Exhibit A, and qualifies for annexation by petition as set forth in the North Carolina General Statutes 160A-31 and NC General Assembly Session Law 2005-139.
- Resolution 21-29 was adopted on February 9, 2021 setting the public hearing for February 23, 2021.
- Pursuant to NCGS 160A-31, a public hearing must be held prior to adopting an ordinance for voluntary annexation.
- The petitioner has submitted a subdivision application for 12 lots, two of which are located in the subject area that are part of the voluntary annexation petition.
- This application has been suspended pending the outcome of this request.
- The City of Asheville is obligated to provide services to the 10 proposed lots within the City's jurisdiction and, through this annexation, would extend those services to the additional two lots.
- If the City Council decides to proceed with this request, the effective date for annexation would be March 9, 2021.
- The annexation becomes effective immediately once an affirmative vote is reached.
- Should the annexation be approved, there is a 60 day transition period during which the city must assign a zoning designation to the property.
- A separate report recommending a zoning assignment of RM-16 has been submitted.

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.

Suggested Motion:

- Motion to adopt the ordinance approving the voluntary annexation of 0.47 acres located off of Moorecrest Rd. and Oakhill Circle.

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Attachment(s)

- Voluntary Annexation Petition w/ Boundary Description
- Petitioner's Exhibit B - Survey
- Certificate of Sufficiency
- Resolution 21-29
- Ordinance