



STAFF REPORT

SUBJECT:	ANNEXATION OF PROPERTY AT 1050 WOODY DR
PREPARED BY:	MELISSA GUILBEAU, CITY PLANNER

REQUESTED ACTION:

Approve the Annexation Ordinance to Extend the Corporate Limits of the City of Graham, North Carolina for Property at 1050 Woody Dr

BACKGROUND/SUMMARY:

The attached petition seeks the Council's approval for an extension of the corporate limits to include the subject property. The area being considered for annexation is the parcel located at 1050 Woody Dr as well as a portion of two adjacent parcels (16.81 acres).

The annexation process has multiple steps. Following a public hearing, approval of an Annexation Ordinance is the final step for Council in the annexation process.



FISCAL IMPACT:

The City will likely receive an increase in annual revenue associated with the development of this property, including property taxes, water and sewer fees, and other revenues. If developed as currently proposed, staff estimates an increase in annual revenue of roughly \$270,000 as well as roughly \$300,000 in one-time fees. Also, contributed capital will be realized for sewer, sidewalks, and a partial greenway. There will also be expenditures associated with providing City services to any new development.

STAFF RECOMMENDATION:

Approval. Annexation of the subject property will afford the property access to City services without requiring the City to extend services.

SUGGESTED MOTION(S):

I move we approve the Annexation Ordinance to Extend the Corporate Limits of the City of Graham, North Carolina for Property at 1050 Woody Dr.

ANNEXATION ORDINANCE

TO EXTEND THE CORPORATE LIMITS
OF THE
CITY OF GRAHAM, NORTH CAROLINA
FOR PROPERTY AT 1050 WOODY DR

WHEREAS, the Graham City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Graham City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Hall, 201 South Main Street, Graham at 7:00 P.M. on July 1, 2014, after due notice by publication on **May 15**, 2014; and

WHEREAS, the Graham City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Graham, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Graham as of July 30, 2014:

BEGINNING at an existing iron pipe near the northern intersection of NC Highway #54 and Woody Drive (SR #2106), and proceeding from said point and place of beginning N 43°28'25" W 396.51 feet to an existing iron pipe; thence N 43°18'51" W 175.57 feet to an existing iron pipe; thence N 06°59'43" W 59.73 feet to an existing iron pipe near the eastern intersection of NC Highway #54 and Interstate Highway 85 & 40; proceeding thence with the right of way of Interstate Highway 85 & 40 N 31°13'52" E 11.88 feet to an existing iron pipe; thence N 32°57'47" E 292.47 feet to an existing iron pipe; thence a curve, to the right with a chord bearing N 41°49'59" E 290.03 feet, with a radius of 1556.02 feet and arc length of 290.45 feet to an existing iron pipe; thence N 50°42'10" E 292.47 feet to an existing iron pipe; thence N 52°25'50" E 43.33 feet to an existing iron pipe in the right of way of a service road; proceeding thence with the right of way of said service road S 37°34'53" E 29.92 feet to an existing iron pipe; thence N 50°53'35" E 72.18 feet to an existing iron pipe; thence N 52°41'38" E 105.39 feet to existing iron pipe; thence leaving the right of way of the referenced service road and proceeding S 37°12'14" E 103.88 feet an existing iron pipe; thence S 07°22'58" E 381.87 feet to an existing iron pipe; thence S 07°22'58" E 76.88 feet to an existing iron pipe; thence S 43°09'21" E 266.20 feet to an existing iron pipe in the right of way of Woody Drive (SR #2106); proceeding thence with the right of way of Woody Drive (SR #2106) a curve to the left with a chord bearing S 49°34'58" W 30.03 feet, a radius of 3265.00 feet and an arc length of 30.03 feet to an existing iron pipe; thence a curve to the left with a chord bearing S 48°39'29" W 75.33 feet, a radius of 3265.00 feet and an arc length of 75.33 feet to an existing iron pipe; thence S 47°59'50" W 263.94 feet to existing iron pipe; thence S 48°09'06" W 336.52 feet to an existing iron pipe; thence S 74°58'01" W 160.04 feet to the point and place of BEGINNING, containing 16.81 acres, more or less, all as shown on a plat entitled, "FINAL PLAT SHOWING CORPORATE LIMITS EXTENSION CITY OF GRAHAM," dated September 5, 2006 and last revised May 27, 2014, and prepared by Landmark Surveying, Inc., to which plat reference is hereby made for a more particular description.

Section 2. Upon and after July 30, 2014, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Graham and shall be entitled to the same privileges and benefits as other parts of the City of Graham. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Graham shall cause to be recorded in the office of the Register of Deeds of Alamance County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Alamance County Board of Elections, as required by G.S. 163-288.1.

Adopted this, the 1st day of July, 2014.

ATTEST:

Abby Burgess, City Clerk

Jerry Peterman, Mayor

APPROVED AS TO FORM:

Keith Whited, City Attorney