



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Planning Director **DEPARTMENT:** Planning & Development

MEETING: Town Council – December 13, 2022

SUBJECT: **Voluntary Annexation** to annex 20,853 sq. ft. parcel located at 601 Augusta Ave (PID 313017.12.6484.000) into the Town of Carolina Beach municipal boundaries.

Applicant: Parris Stratton

BACKGROUND:

The owner of 601 Augusta Ave, Parris Stratton, is requesting a voluntary annexation of a 20,853 sq. ft. vacant tract located at 601 Augusta Ave. The Town Council may annex by ordinance any area contiguous to its boundaries upon a petition signed by the owners of the area. The proposed property annexation is owned by one entity. This area of undeveloped land is situated between Carolina Sands neighborhood and developed lots off of Augusta Ave. The lot abuts up to the Sunny Point buffer area to the west. The lot is on the corner of 6th Street and Augusta Ave. Augusta Ave terminates 285' west to the Sunny Point buffer area. Sunny Point acquired the adjacent property in the early 50's. Carolina Sands and the surrounding area owners petitioned the area to be annexed in 1980. The owner of the lot located at 601 Augusta Ave at the time was not part of the petition and the property subsequently has never been annexed in the town.

The property is zoned Conservation. Conservation zoning district allows for single-family dwellings. An annexation does not change the zoning district or how the area could be developed. It is the only private land that is not incorporated in the Town. In 2000 the Town zoned all the properties that are outside the town limits conservation, this includes the subject property, Sunny Point, State Park, and Freeman Park. The property is in the Town's extraterritorial jurisdiction (ETJ). The town has the authority to regulate how property is developed and zoned within a certain distance from its town limits. Any property owner can petition the town to annex their property into the town limits. There would not be any additional cost to the town with this request as the property abuts a paved street and water & sewer lines. With the close proximity to the Town limits Police and Fire would respond to any emergency situations for the property as they would with the Island Greenway, which is not in the town limits.

ACTION REQUESTED:

Staff recommends this parcel to be annexed in the town limits.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Town Council does hereby find and determine that the adoption of the annexation request of 601 Augusta Ave

Denial – The Commission does not recommend approval with the proposed adoption of the annexation of 601 Augusta Ave

Attachments

1. Petition
2. Ordinance
3. Map of Property
4. Survey
5. Town limits map
6. Supplemental materials – Deed
7. Certificate of Sufficiency
8. Staff Presentation