



## AGENDA ITEM COVERSHEET

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

**MEETING:** Planning & Zoning Commission – December 9, 2021

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

Applicant: Center City Development

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### **BACKGROUND:**

The Applicant, Center City Development is requesting a voluntary annexation of a 20,853 sq. ft. tract located at 601 Augusta Ave (lots 5,6, 1 and portion of 2). The property 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 6<sup>th</sup> st 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. When the town annexed the area where Carolina Sands is this property was not included as it was not part of the subdivision. The property is currently zoned Conservation. It is the only private land that is not incorporated on the island. The town zoned all the property that was outside the town limits conservation, this includes the subject property, Sunny Point land and the state park in this area. The property is in the Town's exterritorial 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 impact on services and resources to this property. Water and sewer is existing to the property. Through mutual aide police and fire would respond to any emergency situation.

### **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 Commission 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. Application**
- 2. Map of Property**
- 3. Survey**
- 4. 601 Augusta Ave Property**
- 5. 601 Augusta Ave lot history**
- 6. Town limits map**