

## **POLICIES FOR CONSIDERING INVOLUNTARY ANNEXATION**

The Village of Pinehurst's Vision is a commitment to protect and enhance its character and lifestyle consistent with the history and tradition that is Pinehurst through progressive, responsive, and proactive community services. The principles of Equity and Community will guide the Village of Pinehurst as it makes decisions regarding the provision of progressive, responsive and proactive community services in areas now in the village limits, and those areas being considered for inclusion in the village limits. Annexation is a key tool in the orderly development, maintenance and preservation of the Village. Annexation enables the Village to use its full resources to assure that development is sustainable, and the environment is safeguarded.

Residents and property owners in the Village's Extraterritorial Zoning Jurisdiction receive the advantages of many services and benefits financed by village tax dollars, such as streets, public facilities, cultural events and other public services such as recreational programs. Annexation ensures greater equity for both the Village and its taxpayers. When these residents and property owners are annexed, they share both the benefits and the responsibilities of living within the Village. Furthermore, through annexation, the Village can avoid some of the problems experienced by many American cities whose boundaries cannot be expanded to encompass developed areas on their edges, and annexation provides an opportunity for the Village to extend its Extraterritorial Zoning Jurisdiction in a manner that will allow the Village to exercise development approval authority over developing areas on the periphery of Pinehurst.

North Carolina statutes give the Village of Pinehurst the authority to annex areas that meet specified development standards, provided that required procedures are followed and the Village commits to extend basic Village services into the areas. The Village's annexation authority is exercised in a fair and consistent manner to annex areas within the Village's Extraterritorial Zoning Jurisdiction that qualify for annexation.

These policies are for general guidance only, are not intended to be inflexible, and may be varied under such circumstances and in such manner as the Village determines to be appropriate.

### **STATEMENT OF POLICIES**

**1. Areas should be considered for annexation typically on a 2-year cycle.**

A resolution of consideration identifying areas for possible annexation will be adopted in odd-numbered years, with the formal annexation process (report for extending services, public hearing, and ordinance adoption) in even-numbered years. The specific steps involved in annexation will be timed to facilitate planning, budgeting and extending services into annexed areas.

**2. The annexation process should begin ordinarily by the adoption of a resolution of consideration at least one year before the adoption of a resolution of intent**

**describing the specific boundaries of an area that qualifies for annexation.**

The intent of this policy is to give one-year, advance notice to interested parties of possible annexation. The resolution of consideration identifies one or more areas being studied by staff to determine if all or any portion of such area(s) qualifies for annexation.

**3. The effective date of annexation should occur on or about June 30<sup>th</sup>, when possible.**

An annexation effective date of June 30<sup>th</sup>, the last day of the Village's fiscal year, assures that the area is in the Village for the full fiscal year, beginning July 1<sup>st</sup>. Affected property owners are entitled to receive a full, fiscal year of services and become obligated to pay property taxes for a full, fiscal year.

**4. Vacant property should not be annexed except when reasonably necessary to annex an urbanized area.**

The inclusion of large vacant tracts in an annexation area should be avoided, especially if such tracts are located at or near the exterior boundaries of the area. Such property may be included in an annexation area if reasonably necessary to connect urbanized areas or to avoid illogical boundaries or future problems in annexing the vacant or adjacent property.

**5. Annexed property owners and residents should receive Village services in accordance with applicable policy.**

Village services should be provided to annexed property owners and residents in accordance with Village policies and in a manner that is consistent with how such services are provided throughout the Village.

**6. An area will be considered for annexation without regard to:**

- **Village revenues or costs arising from annexation; and**
- **The identity of property owners or residents of the area.**

An area will be considered for annexation solely on the basis of the area's development and the Village's ability to extend services.

**7. The Village will provide reasonable, accurate and timely information to affected residents and property owners in an annexation area and to interested citizens of the Village.**

The report detailing plans for extending services into an area will not only be available for public inspection in the Village Clerk's Office as required by law, but summary copies of the report will be distributed publicly in a variety of ways. Examples of the public distribution of the summary report include the internet and at

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annexation-related meetings. Copies will also be available for public inspection at Given Memorial Library. Inquiries will be answered by correspondence, email, and telephone. Staff will also meet with interested residents and property owners at mutually convenient locations (including within the annexation area) and times to respond to questions and concerns about annexation. Prior to the effective date of annexation, information about Village services will be mailed to all property owners in the annexation area.

**8. The Village will pay economic loss to all qualified solid waste collection firms or decide to continue contracting for solid waste service in the annexed area.**

After conducting an economic analysis, and considering other service issues, the Village will decide to either pay economic loss to qualified solid waste collection firms presently providing solid waste collection services in the area to be annexed, or contract with such solid waste collection firm(s) for a period of at least two years after the effective date of the annexation ordinance, consistent with the provisions of NCGS 160A-49.3.

*Adopted by Village of Pinehurst Council \_\_\_\_\_, 200\_*