



# **Mayor and Charlotte City Council**

## **2011 Annexation Process**

### **Public Hearings**

### **August 23, 2010**

**Presentation by: Jonathan Wells**  
**Charlotte-Mecklenburg Planning Department**

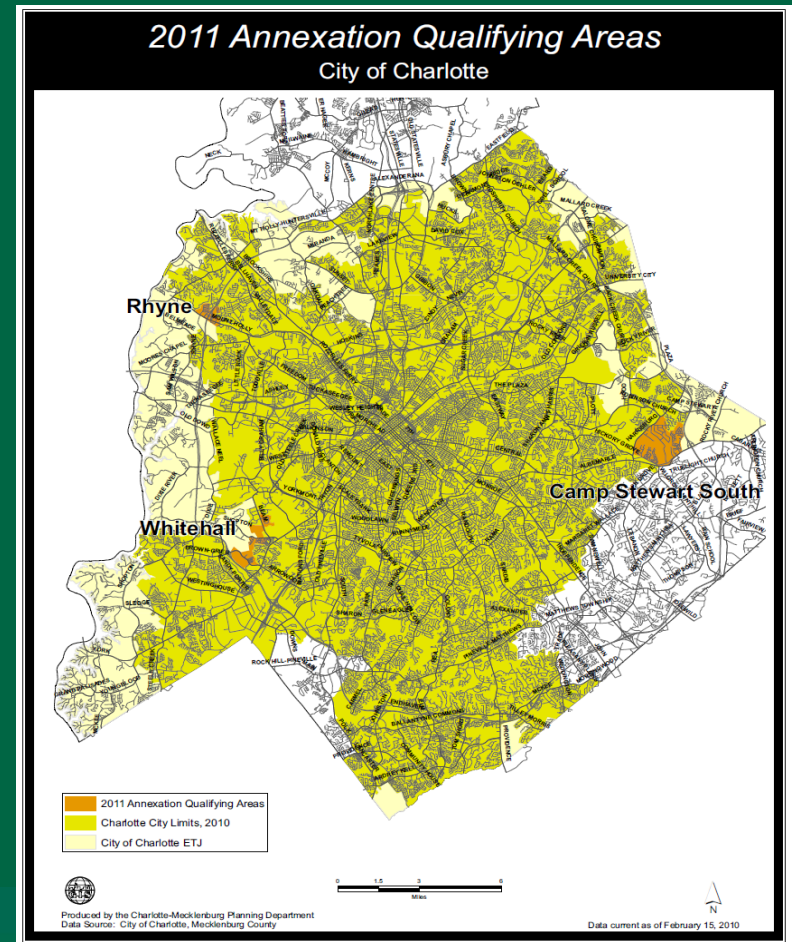
## 2011 ANNEXATION PROCESS

### Generalized Timetable

June, '09	Resolution of Consideration (study areas)
June 14, '10	Preliminary Annexation Report / Resolution of Intent & Annexation Reports
August 5	Public Information meeting
<b>August 23</b>	<b>Public Hearings</b>
November	Annexation ordinances
June 30, '11	Effective annexation date; services extended

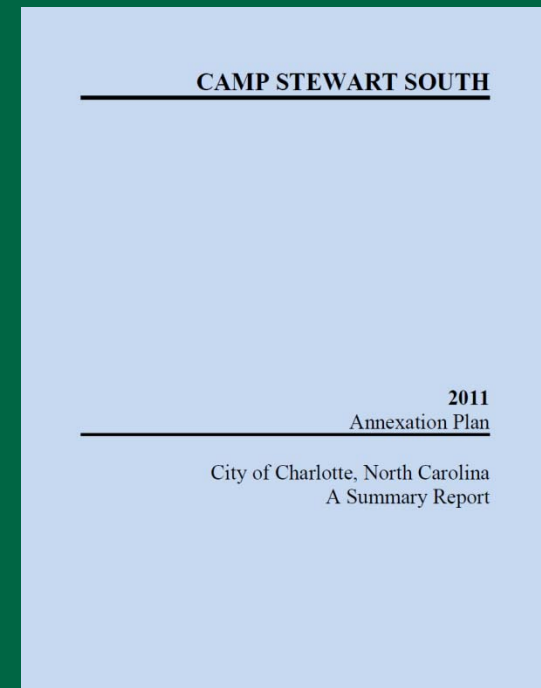
## 2011 Qualifying Areas:

- Rhyne
- Whitehall
- Camp Stewart South



## Annexation Reports:

- Adopted by City Council on June 14, 2010
- Available in City Clerk's office
- On file at public libraries
- Also viewable on-line at  
[www.charlotteplanning.org](http://www.charlotteplanning.org)



## 2011 ANNEXATION

How does an area qualify?

Annexation requirements:

- Must be contiguous (“next to”) current City boundary
- Must have 1/8 (12.5%) boundary in common with current City boundary
- Cannot already be part of an existing municipality

## 2011 ANNEXATION

How does an area qualify?

Common boundary - at least 12.5 %:

Rhyne	75.1%
Whitehall	71.8%
Camp Stewart South	68.1%

## 2011 ANNEXATION

### How does an area qualify?

Standards (must meet one or more):

- **Population:** at least 2.3 per acre, or
- **Subdivision:** at least 1 person per acre and at least 60% acreage of all lots must be in lots 3 acres or less and at least 65% of number of lots must be 1 acre or less, or
- **Land Use:** at least 60% of lots must be in use (not vacant), and at least 60% of residential & vacant lots must be 3 acres or less

## 2011 ANNEXATION

How does an area qualify?  
Qualifying standards):

ANNEXATION AREA	2.3 persons/ac.	60% of area in lots ≤ 3 ac.	65% lots ≤ 1 ac.	60% lots in use	60% residential & vacant lots
Rhyne	2.83				
Whitehall	2.53				
Camp Stewart South	1.96	61.8%	82.6%	67.0%	68.1%



## 2011 ANNEXATION

### “Subsection d”:

Portion of qualifying area need not meet annexation standards, but:

- Must not exceed 25% of area,  
and
- Must share at least 60% of boundary with qualifying part of area and City boundary

Annexation Area	$\leq 25\%$ of total area	$> 60\%$ of common Boundary
Rhyne	24.3%	100%
Whitehall	24.5%	100%
Camp Stewart South	24.8%	100%

## 2011 ANNEXATION

On effective annexation date (6/30/2011):

Police

Transportation

Solid Waste

extended on substantially the same basis and in the same manner as provided in City;

Fire

Utilities (Water & Sewer)

extended in accordance with applicable annexation statutes

(Major services affected by annexation)

## 2011 ANNEXATION

### Service Plan: Police

Protection of life & property on continuous 24-hour basis.

Variety of services -- 911 emergency service, traffic control, computerized information system, community policing, criminal investigations.

Across the City, annexation areas & other portions of the County, services are administered uniformly.

## 2011 ANNEXATION

### Service Plan: Police

Service in annexation areas would remain unchanged by annexation; no additional personnel or equipment required.

Funding shift from Law Enforcement Service District tax to City property tax effective June 30, 2011 (20.46 cents/100) no longer paid with County property tax



## 2011 ANNEXATION

### Service Plan: Fire

41 engine companies & 15 ladder companies housed in 41 stations.

1,165 full-time employees

Maintains standards consistent with requirements of Insurance Services Office (Insurance rating of “three”).



## 2011 ANNEXATION

### Service Plan: Fire

Commensurate level of protection to be provided by existing facilities.

Contract with VFD may be acceptable means of providing fire services

<b>Fire <u>Annexation Area</u></b>	<b>Service from Stations</b>	<b>FY2012 General Fund</b>
<b>Rhyne</b>	<b>21 &amp; 33</b>	<b>\$14,963</b>
<b>Whitehall</b>	<b>26 &amp; 30</b>	<b>\$30,503</b>
<b>Camp Stewart South</b>	<b>23 &amp; 40</b>	<b>\$61,578</b>

## 2011 ANNEXATION

### Service Plan: Transportation

Provides safe, efficient & balanced transportation system.

Maintains qualifying City streets, signals & traffic control equipment.

Maintains, fabricates & installs street name & other traffic signs & markings.

Can accept for maintenance streets maintained by NCDOT at the time of annexation.



## 2011 ANNEXATION

### Service Plan: Transportation

Conducts City's Sidewalk Program.

Can accept for maintenance private streets qualifying for Non-System Residential Street Program

Authorizes street light installations by Duke Energy & approves take over billing for existing lights on public streets.





# 2011 ANNEXATION

## Transportation

<b>Transportation <u>Annexation Area</u></b>	<b>FY2012 Transportation Operations</b>	<b>FY2012 Street Maintenance</b>
<b>Rhyne</b>	<b>\$ 16,341</b>	<b>\$135,493</b>
<b>Whitehall</b>	<b>\$ 68,428</b>	<b>\$387,207</b>
<b>Camp Stewart South</b>	<b>\$130,628</b>	<b>\$475,093</b>

- Transportation Operations (funded by General Fund) provides street signs, pavement markings, & traffic signal equipment
- Street Maintenance (Powell Bill funded) provides resurfacing for qualified streets

## 2011 ANNEXATION

### Service Plan: Solid Waste

Weekly collection: garbage & yard waste

Bi-weekly collection: recyclables

Call-in: bulk items, white goods, tires, & dead animal collection.

Neighborhood clean-up programs.



## 2011 ANNEXATION

### Service Plan: Solid Waste

Refuse/recyclable collection in multi-family complexes (private service contracts).

Weekly garbage collection for qualified small businesses.

Contract with private collection firm is acceptable method of providing service

<b>Solid Waste <u>Annexation Area</u></b>	<b>FY2012 General Fund</b>
Rhyne	\$ 44,964
Whitehall	\$ 63,954
Camp Stewart South	\$ 99,830

## 2011 ANNEXATION

### Service Plan: Water & Sewer

Operates, maintains, and extends water & sewer facilities.

Provides area with adequate quantities of potable water.

Returns treated wastewater back to streams and rivers.

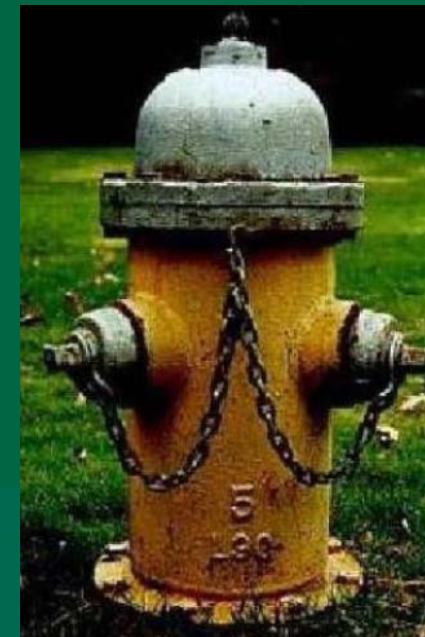


## 2011 ANNEXATION

### Service Plan: Water & Sewer

Operates on revenue generated by sale of water/sewer service.

Construction of water/sewer systems will meet requirements of annexation law & will be completed within two years of annexation.



## 2011 ANNEXATION

### Service Plan: Water & Sewer

Construction will be consistent with Water/Sewer Extension Policy (residential):  
design & construct:

- water mains for fire protection to within 750 feet of residential properties
- gravity sewer mains to low point of public roadways

Will enable properties to access utilities in accordance with extension policy

Annexation plans include preliminary design of utility extensions

# 2011 ANNEXATION

## Water & Sewer

<b>Water &amp; Sewer <u>Annexation Area</u></b>	<b>FY2012 Operating Cost</b>	<b>FY2012 Capital Cost</b>
<b>Rhyne</b>	<b>\$ 0</b>	<b>\$ 750,000</b>
<b>Whitehall</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Camp Stewart South</b>	<b>\$ 0</b>	<b>\$5,150,000</b>

Capital cost funded with Water/Sewer Revenue Bonds issued pursuant to General Statutes to finance extensions to basic system

## 2011 ANNEXATION

<b>ECONOMIC SUMMARY</b>	<b>FY2011 Start-up</b>	<b>FY2012 Total</b>	<b>FY2013 Total</b>
Operating Cost	\$ 645,266	\$1,538,182	\$1,319,352
Operating Revenues	\$ 0	\$1,392,023	\$1,730,259
Capital Cost	\$22,900,000	\$ 5,900,000	\$ 0
Capital Revenues*	\$22,900,000	\$ 5,900,000	\$ 0

\* Funded with Water/Sewer Revenue Bonds included in City's FY2011-2015 CIP



# 2011 ANNEXATION

## Financial Comparison for Owner of \$200,000 single family home

<u>Tax or Fee</u>	Prior to Annexation	Following Annexation
Property tax	\$ 1,677.40	\$ 2,594.60
Police Service District Tax	409.20	0
Stormwater fee (2,000 s.f.)	45.48	104.16
Solid Waste disposal fee	15.00	60.00
Sub-total	\$ 2,147.08	\$ 2,758.76
Private waste hauler fee (e.g. \$30/mo)	360.00	0
TOTAL	\$ 2,507.08	\$ 2,758.76

Does not include potential lower costs that can vary significantly by individual property, e.g. lower utility fees. insurance premiums, and HOA fees (for streetlighting, VFD fees, maintenance)

Does not include fees unrelated to real estate (e.g. auto registration)



CITY OF CHARLOTTE

# 2011 ANNEXATION PROCESS

## Public Hearings

Rhyne

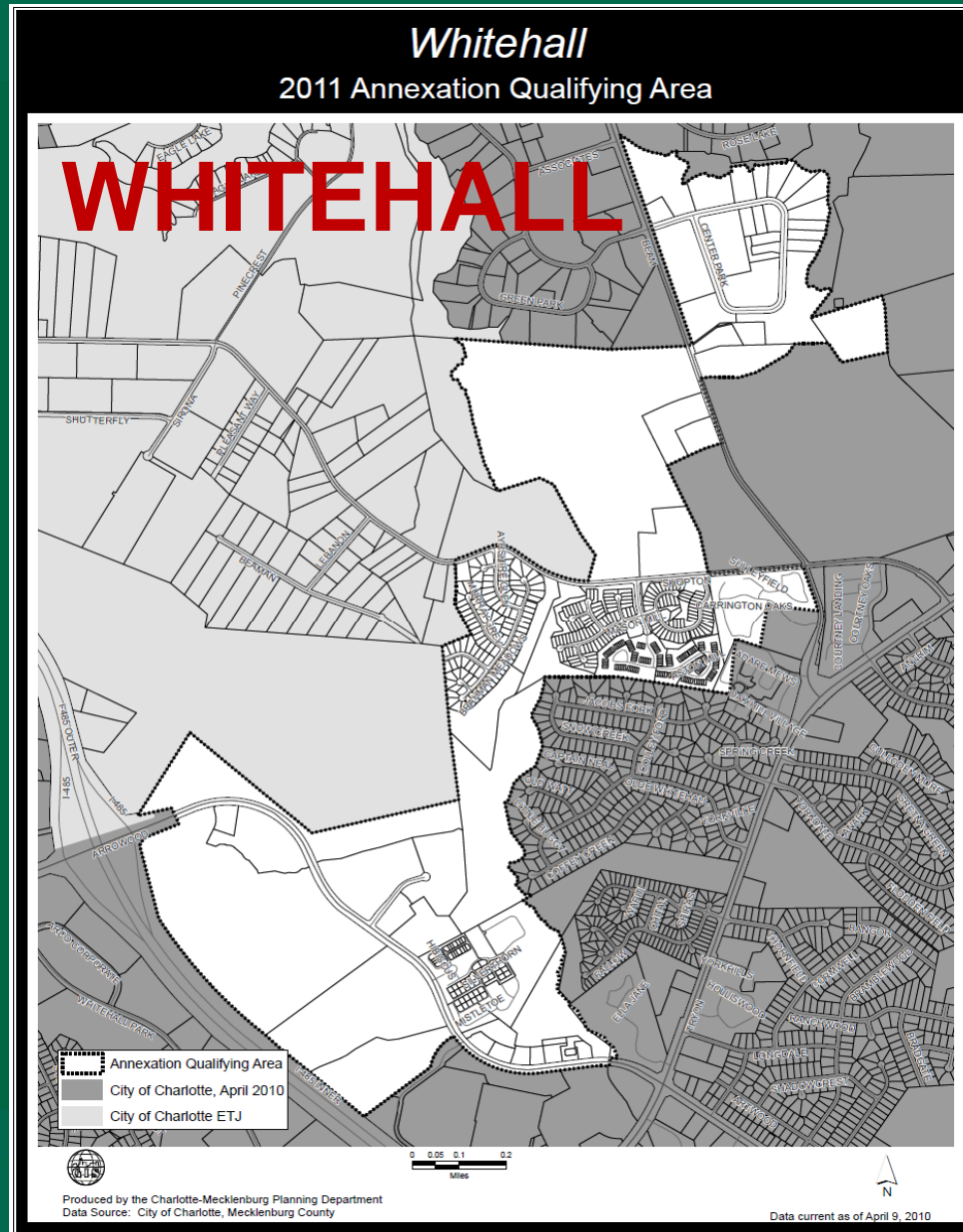
Whitehall

Camp Stewart South



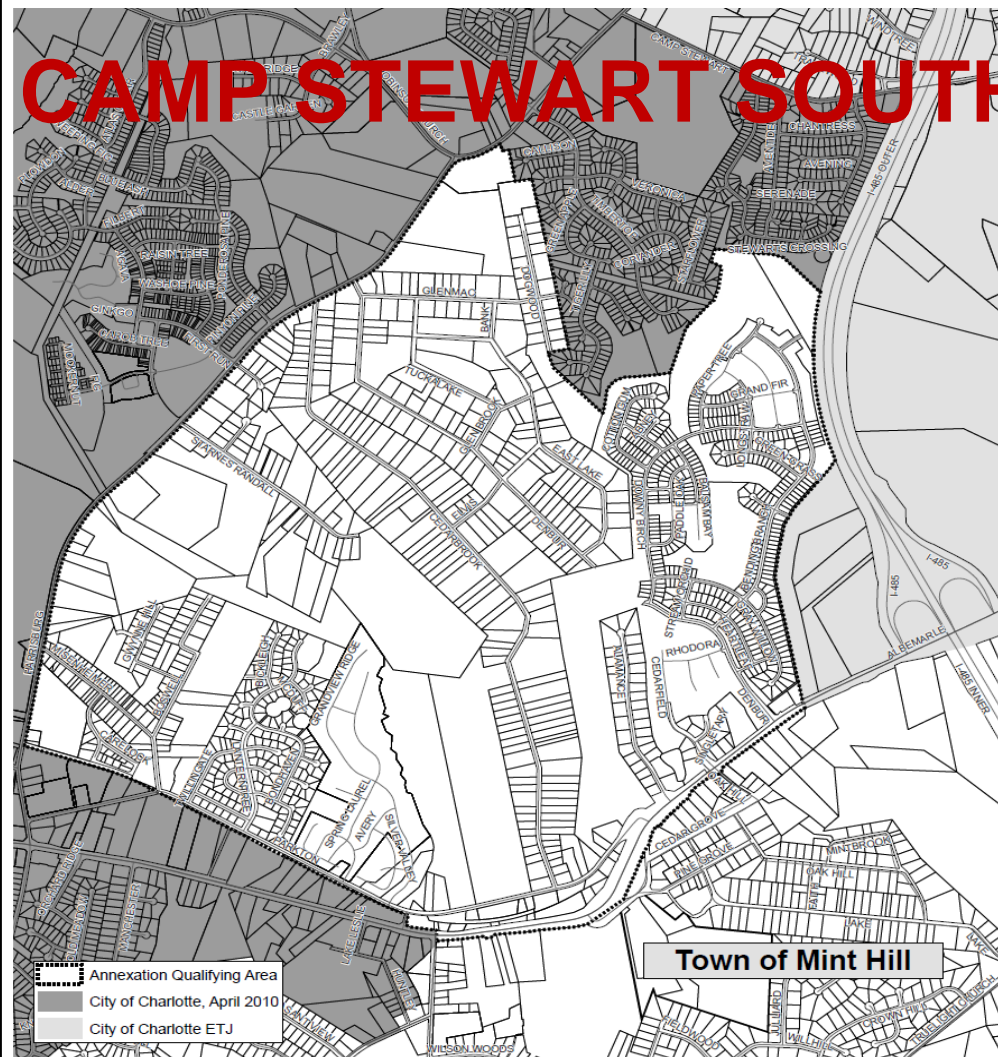
## 2011 Annexation Qualifying Area





*Camp Stewart South*  
2011 Annexation Qualifying Area

**CAMP STEWART SOUTH**



Produced by the Charlotte-Mecklenburg Planning Department  
Data Source: City of Charlotte, Mecklenburg County

Data current as of April 9, 2010



CITY OF CHARLOTTE

# 2011 ANNEXATION PROCESS

Public Hearings

END